



*60 Scott Street*

*Burnley*

*Offers in the Region of: £87,500*

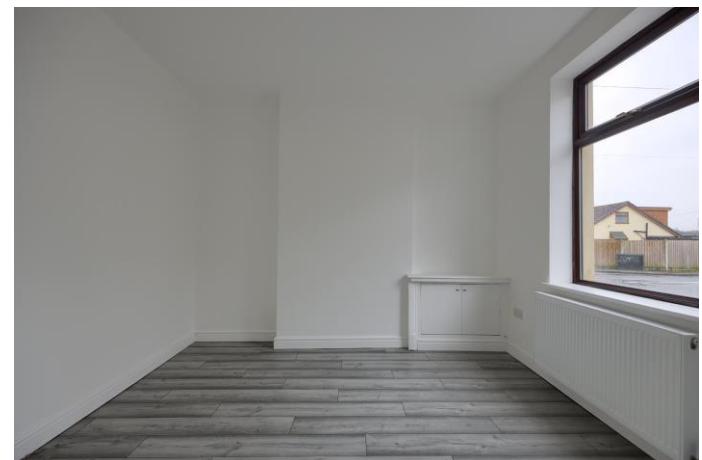


**Pendle Hill  
Properties**



*60 Scott Street, Burnley*  
**£87,500 Offers in the  
Region of**

A recently renovated two-bedroom end-terraced property close to local amenities briefly comprises an open plan kitchen/dining room, lounge, utility room, two bedrooms, bathroom and back yard.



## LOUNGE

A Spacious lounge with a large, double-glazed window overlooking the front of the property briefly comprises laminate flooring, radiator, and ceiling light point.



## KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated oven, stainless steel sink with mixer tap, tiled splashback, ceiling light point, laminate flooring, and a double-glazed window to the rear of the property.

## UTILITY ROOM

Located at the rear of the property, briefly comprises carpeted flooring, ceiling light point, double-glazed window, and a upvc door to the rear of the property.



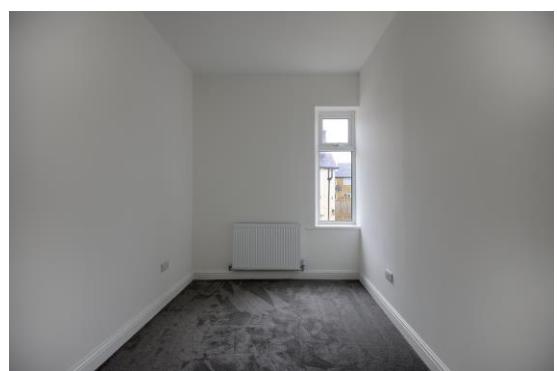
## BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, and ceiling light point.



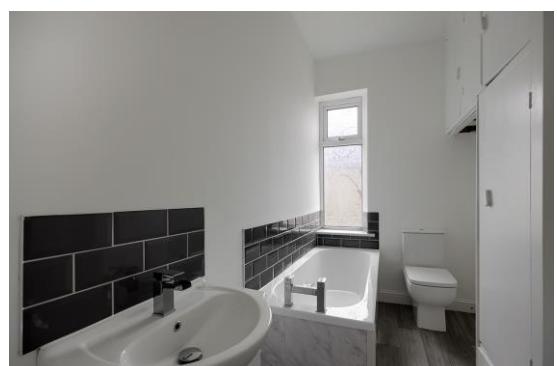
## BEDROOM TWO

Another bedroom located on the first floor with a double-glazed window overlooking the rear comprises of carpeted flooring, radiator, and ceiling light point.



## BATHROOM

A family bathroom briefly comprises a bath, storage basin sink, low level wc, integrated storage, laminate flooring, ceiling light point, and a frosted window to the rear.



## EXTERNAL

To the rear of the property is a paved yard.

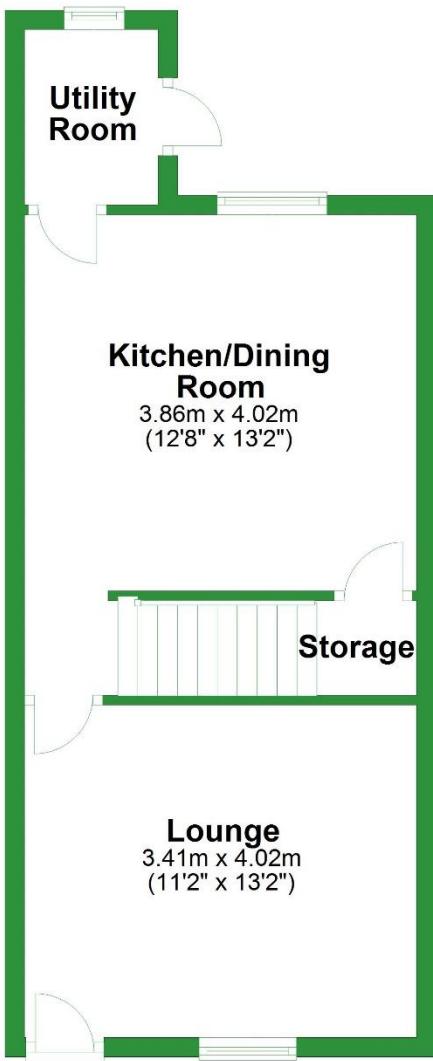
## ADDITIONAL INFORMATION

Tenure=Peppercorn lease, 817 years remaining

Council Tax Band= A

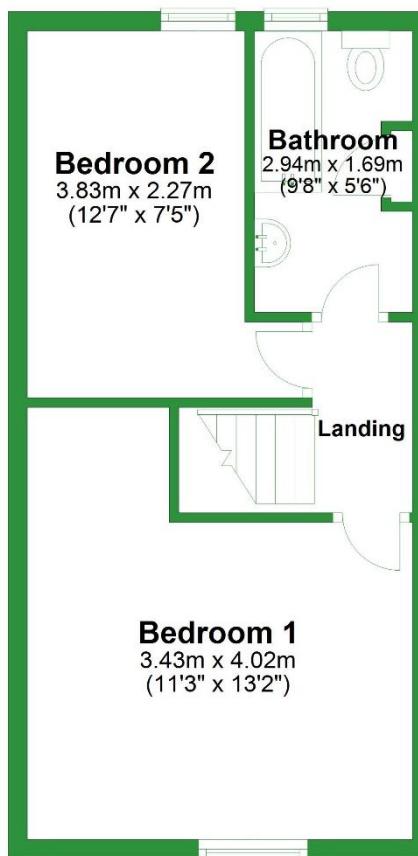
## Ground Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



## First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 70.8 sq. metres (762.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill  
Properties**

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