



The property comprises a stone built gable end terrace property providing three bedroom family living accommodation arranged over two floors. The property occupies a convenient setting being within comfortable walking distance of local amenities including shops, Schooling and bus routes. The accommodation briefly comprises on the ground floor, two reception rooms together with a modern fully fitted extended separate kitchen. On the first floor there are three bedrooms and a modern three piece shower room. The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating throughout. The property is currently tenanted with a monthly rental of £430 and the tenant has currently occupied the property for a period of two years.

Price £99,950



A 3 bedroom stone built gable end terrace property close to all local amenities.

EPC Rating: E Council Tax Band: A

#### LOCATION

The property is best approached by travelling into Harle Syke along Briercliffe Road which in turn leads into Burnley Road bearing left into Saxifield Street and taking your next right hand turning. Cuerdale Street is the second street on the left hand side. The subject property can be easily identified by our For Sale board.

#### DESCRIPTION

Presenting an ideal purchase for first time buyers to gain a foothold on the property ladder or alternatively property investors, this substantial stone built gable end terrace property occupies a convenient position being within comfortable walking distance of numerous local amenities including shops, Schooling, bus routes and Public Houses.

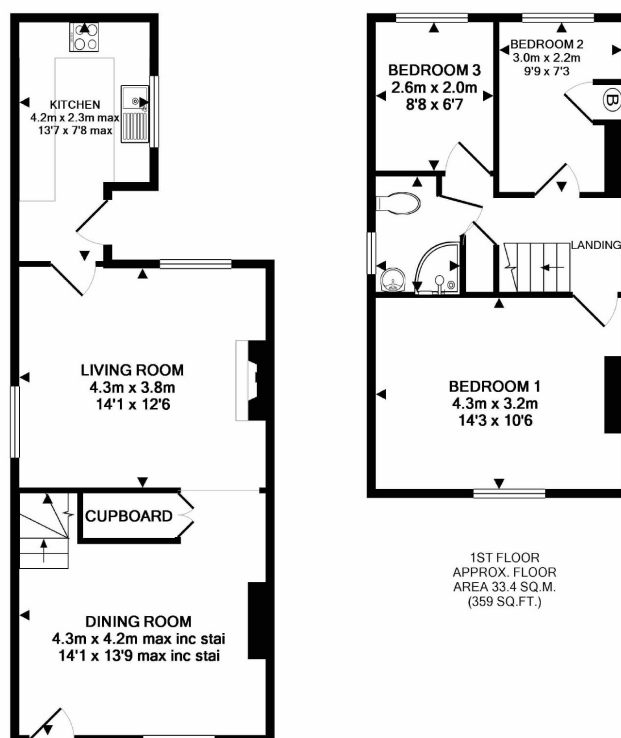
The larger than average living accommodation is arranged over two floors and as you enter the property to the ground floor you are greeted by the first reception room which is currently utilised as a dining room

with UPVC double glazed window, wall mounted electric fire, laminate wood flooring, central heating radiator, useful under stairs storage and staircase ascending to the first floor. To the rear of the property is the larger of the two reception rooms which is clearly evident by the large L-shaped sofa. There is a coal effect living flame gas fire set within a feature fireplace providing an attractive focal point, continuation of the laminate wood flooring and a UPVC double glazed window. The separate kitchen houses a modern wrap round arrangement of wall, base and drawer units in cream with contrasting black working surfaces, sink unit, integrated oven, hob and extractor.

On the first floor there is a double bedroom located to the front of the property and two single bedrooms to the rear. The centrally positioned shower room houses a modern three piece suite in white comprising low level wc, pedestal hand wash basin and Quadrant enclosed shower cubicle with UPVC cladded splashbacks providing a practical finish. There is also a UPVC double glazed window.

Externally there is an enclosed yard to the rear.

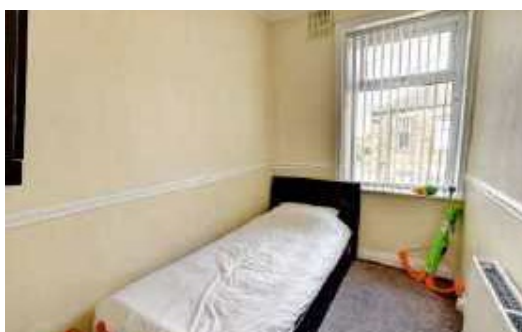
\*\*\* Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements \*\*\*



GROUND FLOOR  
APPROX. FLOOR  
AREA 42.5 SQ.M.  
(458 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.9 SQ.M. (817 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



Barrowford - 01282 615900 Barnoldswick - 01282 863536 Burnley - 01282 415111 Colne - 01282 868686 Nelson - 01282 616314

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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

[www.petty.co.uk](http://www.petty.co.uk)

