Smalley Street
Burnley
Lancashire
BB11 3HH

Offers In Excess Of £72,000

bettermove

Smalley Street
Burnley

Bettermove are proud to present this 2 bedroom terraced house in Burnley available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

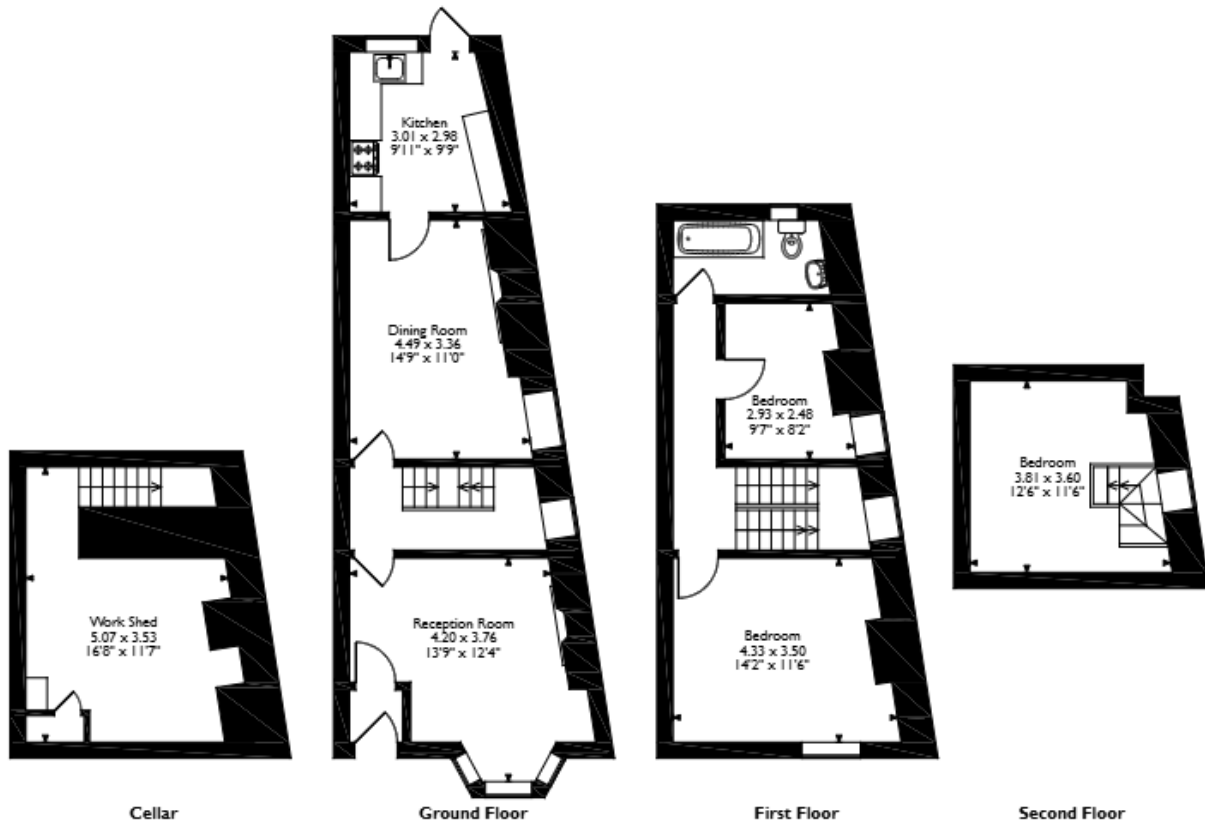This is a leasehold property with 999 years on the lease from 1861.

The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. There is a further bedroom in the loft room. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Burnley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A671, M65 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

Smalley Street, Burnley, Lancashire
Approximate Gross Internal Area
112 Sq M/1205 Sq Ft

Kitchen
3.01 x 2.98
9'11" x 9'9"

Dining Room
4.49 x 3.36
14'9" x 11'0"

Work Shed
5.07 x 3.53
16'8" x 11'7"

Reception Room
4.20 x 3.76
13'9" x 12'4"

Bedroom
2.93 x 2.48
9'7" x 8'2"

Bedroom
3.81 x 3.60
12'6" x 11'6"

Bedroom
4.33 x 3.50
14'2" x 11'6"

Cellar

Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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