

 **3**  
Bedrooms

 **1**  
Bathroom

Spacious Three-bed property in the heart of Burnley, close to local amenities and transport routes.

Nestled in the heart of Burnley this Three Bed property is close to the town center offering a wide range of shops and entertainment. Close to the M65 motorway, Burnley Hospital, and bus station, it is in a prime location. The property offers Gas central heating and is fully double glazed. Comprising of three Bedrooms one reception room and kitchen.

#### **GROUND FLOOR:**

The spacious reception room has a focus point chimney breast with alcoves and is connected to the second downstairs room which is the kitchen, fully fitted with black worktops finished in black and has a four ring gas hob and electric oven.

The kitchen is very spacious and boasts plenty of cupboard storage, the kitchen floor being tiled throughout.

#### **SECOND FLOOR:**

Moving upstairs, the property has Three spacious bedrooms and a generous-sized Bathroom.

This is an ideal property for either a first-time buyer or growing investor wishing to expand their portfolio.

#### **Measurments**

Reception room one: L 3.40m x W 4.00m

Kitchen: L 3.750m x W 3.00m

Bedroom one: L 2.500m x W 2.60m

Bedroom two: L 3.80m x W 3.00m

Bedroom three: L 2.30m x W 2.00m

Bathroom: L 2.00m x W 1.60m

