



15 Anne Close, Burnley Lancashire BB10
4AX



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this 2 bedroom first floor flat located in the ever popular residential complex of Anne Close, Burnley - just off Harry Potts Way. The well presented accommodation comprises of: a generous reception room, modern dining kitchen with an integrated oven and hob, two well proportioned double bedrooms and a fully fitted three piece bathroom suite. There is large storage cupboard on the ground floor. Ideal for anyone looking to downsize, suitable for buy to let investment. Upvc double glazed throughout and being warmed by gas central heating. Early viewing is considered a must!

FEATURES

- EPC - C
- Council Tax - Band A
- Offered for sale with no onward chain - vacant possession
- Well presented accommodation on offer
- Popular central location - walking distance to Burnley town centre
- One generous reception room
- Modern dining kitchen
- Two well proportioned bedrooms
- Fully fitted three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Early viewing is considered a must!

ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

The entrance benefits from under stairs storage.

First Floor

Living Room

4.19m x 2.92m (13' 9" x 9' 7")

Dining Kitchen

3.57m x 2.38m (11' 9" x 7' 10")

Main Bedroom

3.8m x 2.94m (12' 6" x 9' 8")

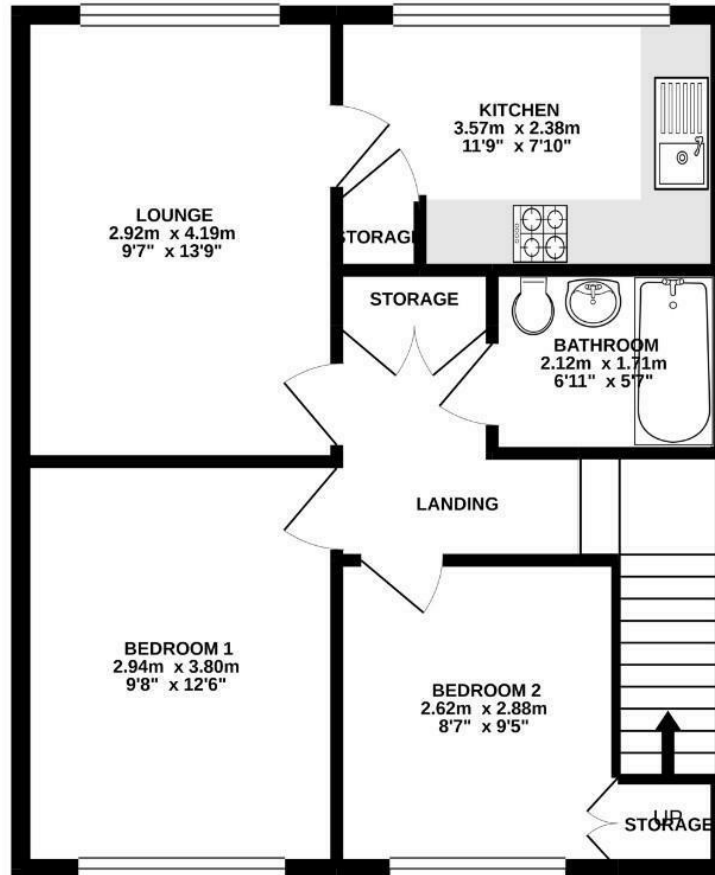
Second Bedroom

2.62m x 2.88m (8' 7" x 9' 5")

Bathroom

FLOORPLAN

GROUND FLOOR
51.8 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA: 51.8 sq.m. (558 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 11/2021