

FOR SALE

£60,000 Freehold



## 28 Jockey Street, Burnley, Lancashire. BB11 5BD

- Offered for sale with no onward chain
- Well presented accommodation
- Close proximity to the local motorway network
- Two separate reception rooms
- Extended kitchen
- Two double bedrooms to the first floor
- Modern three piece bathroom suite
- Upvc double glazed throughout
- Warmed by gas central heating
- EPC - D
- Early viewing a must!





## PROPERTY DESCRIPTION

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JonSimon are now in receipt of an offer for the sum of £60000 for 23 Jockey Street, Burnley, BB11 5BD. Anyone wishing to place an offer on this property should contact JonSimon, 31 Parker Lane, Burnley, BB11 2BU. 01282 427445 before exchange of contracts.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Lounge

3.91m x 3.6m (12' 10" x 11' 10") a welcoming reception room with a Upvc double glazed window to the front and a radiator.

#### Sitting Room

4.22m x 3.93m (13' 10" x 12' 11") the larger of the two reception rooms and having a window to the rear, access to a large under stairs storage cupboard and doorway through to:

#### Kitchen

4.38m x 2.1m (14' 4" x 6' 11") a modern, fully fitted range of wall and base units that boast a complimentary rolled edge working surface. Integrated four ring electric hob and oven, with stainless steel sink and drainer. Window to the side and doorway through to:

#### Utility Room

4.38m x 2.1m (14' 4" x 6' 11") fitted with a range of base units and having plumbing for an automatic washing machine.

### First Floor

#### Bedroom One

3.46m x 3.91m (11' 4" x 12' 10") a spacious main bedroom with a Upvc double glazed window to the front and a radiator.

#### Bedroom Two

3.94m x 2.68m (12' 11" x 8' 10") a second double bedroom with a Upvc double glazed window to the rear and a radiator.

### Bathroom

a modern three piece suite comprising of a low level W/C, a pedestal wash basin and a panelled bath with shower over. Tiled to compliment.



