



Pritchard Street, Burnley | BB11 4JY – Offers in Excess of £40,000



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## INTRODUCTION

SUBSTANTIAL END OF TERRACE | THREE BEDROOMS | TWO BATHROOMS | TWO LARGE CELLAR ROOMS | SPACIOUS KITCHEN DINER | IDEAL BUY TO LET | NO ONWARD CHAIN DELAY | Located on the edge of town, this substantial end terraced property is in good general condition and is offered to the market with no onward chain delay. To the ground floor is an entrance hall, a living room, a spacious kitchen diner and a shower room. Upstairs are three bedrooms, a family bathroom and a small study area. In addition there are two large cellar rooms, both with light and power and radiators. A fantastic buy to let opportunity, we expect interest to be extremely high so early viewings are highly recommended.

✓ SUBSTANTIAL END TERRACE

✓ FANTASTIC BUY TO LET OPPORTUNITY

✓ NO ONWARD CHAIN DELAY

✓ LARGE KITCHEN DINER

✓ THREE BEDROOMS AND TWO BATHROOMS

✓ TWO CELLAR ROOMS WITH LIGHT AND POWER



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## ACCOMMODATION

### Entrance Hallway

*uPVC double glazed front entrance door and uPVC double glazed window to side elevation, carpet flooring, central heating radiator, lighting and power points.*

### Living Room 11' 2" x 12' 4" (3.40m x 3.76m)

*uPVC double glazed window to front elevation, laminate flooring, central heating radiator, coving to the ceiling, lighting, TV aerial and power points.*

### Kitchen/ Dining Room 12' 3" x 12' 4" (3.73m x 3.76m)

*uPVC double glazed window to rear elevation, laminate flooring, central heating radiator, lighting and power points. wall and base units with laminate work surfaces and tiled splash backs, stainless steel sink and drainer, electric oven, gas hob and extractor hood.*

### Inner Hallway

*Tile effect flooring, under stairs storage and rear door to yard.*

### Shower Room

*uPVC double glazed frosted window to side elevation. Three piece suite comprising of; low level WC, pedestal hand wash basin and shower cubicle with chrome mixer shower tap, tile effect laminate flooring, heated towel rail and lighting.*

### Staircase and Landing

*Carpet flooring, built in storage over stairs, power points and lighting.*

### Bedroom 1 9' 8" x 11' 2" (2.94m x 3.40m)

*uPVC double glazed window to rear elevation, carpet flooring, central heating radiator, lighting and power points.*

### Bedroom 2 7' 10" x 9' 7" (2.39m x 2.92m)

*uPVC double glazed window to front elevation, central heating radiator, carpet flooring, lighting, TV aerial and power points.*

### Bedroom 3 9' 5" x 5' 6" (2.87m x 1.68m)

*uPVC double glazed window to front elevation, central heating radiator, carpet flooring, lighting and power points.*

### Study/ Utility Area 6' 3" x 4' 4" (1.90m x 1.32m)

*Timber frame double glazed window to side elevation, carpet flooring, lighting and power points. Water and electrics behind board as can be used for washer and dryer.*

### Bathroom 6' 8" x 7' 5" (2.03m x 2.26m)

*Three piece suite comprising; low level WC, pedestal wash basin and panelled bath with overhead shower, central heating towel rail, extractor fan and lighting.*

### Externally

*To the rear there is an enclosed yard.*

### Cellar

*Large double cellar with central heating radiator, lighting and power points.*



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Robert Bleasdale

Sales Negotiator

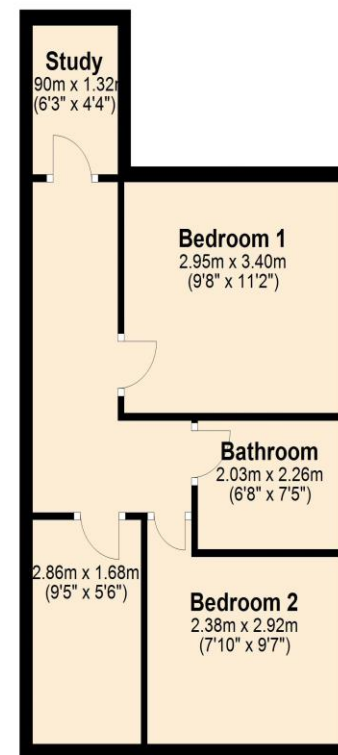
Council Tax Band: A  
Tenure:

Energy Performance Certificate		HM Government	
38, Pritchard Street, BURNLEY, BB11 4JY		Reference number:	0410-2888-7531-0000-1076
Building type: Residential house		Date of assessment:	10 July 2015
Date of certificate: 10 July 2015		Type of assessment:	RPSPF existing dwelling
Last date of validity: 10 July 2020		Total floor area:	80 m <sup>2</sup>
Estimated energy costs of dwelling for 3 years:			£ 2,336
Over 3 years you could save:			£ 1,997
Estimated energy costs of the home		Potential energy savings	
Lighting	£ 228 over 3 years	Potential costs	£ 186 over 3 years
Heating	£ 2,108 over 3 years	Potential savings	£ 1,817 over 3 years
Hot Water	£ 300 over 3 years		£ 1,997 over 3 years
Totals			£ 1,997
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years based on current energy prices. They do not include any potential savings from measures energy use for existing residences.			
Energy Efficiency Rating		The graph shows the current energy efficiency of your home.	
Very good (A)	Good (B)	Current	Potential
Decent (C)	Below average (D)	45%	83%
Poor (E)	Very poor (F)		
Very poor (F)	Very poor (G)		
The potential rating shows the effect of undertaking the recommendations on page 3.			
The average energy efficiency rating for a dwelling in England with 3 bedrooms is around 62 (rating B).			
The EPC rating system is based on the energy efficiency of the building and the energy use of the household.			
The energy efficiency rating is calculated by dividing the energy use of the building by the area of the building.			
Top actions you can take to save money and make your home more efficient		Indicative cost	
1. Insulate your walls and roof		£2,000 - £10,000	£ 1,000
2. Low energy lighting for all fixed outlets		£ 50	£ 50
3. Heating controls (room thermostat)		£ 350 - £450	£ 75
See page 3 for a full list of recommendations for this property.			

Ground Floor



First Floor



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