



10 Huffling Court, Burnley

Burnley

Offers Over £60,000



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A well-presented first-floor apartment set within a maintained residential complex, offering an excellent investment opportunity. The property is currently tenanted at £550 PCM, with scope to increase to approximately £600 PCM.

Ideally located within close proximity to Towneley Park, Burnley town centre, and Towneley Golf Club, the apartment benefits from both convenience and attractive surroundings.

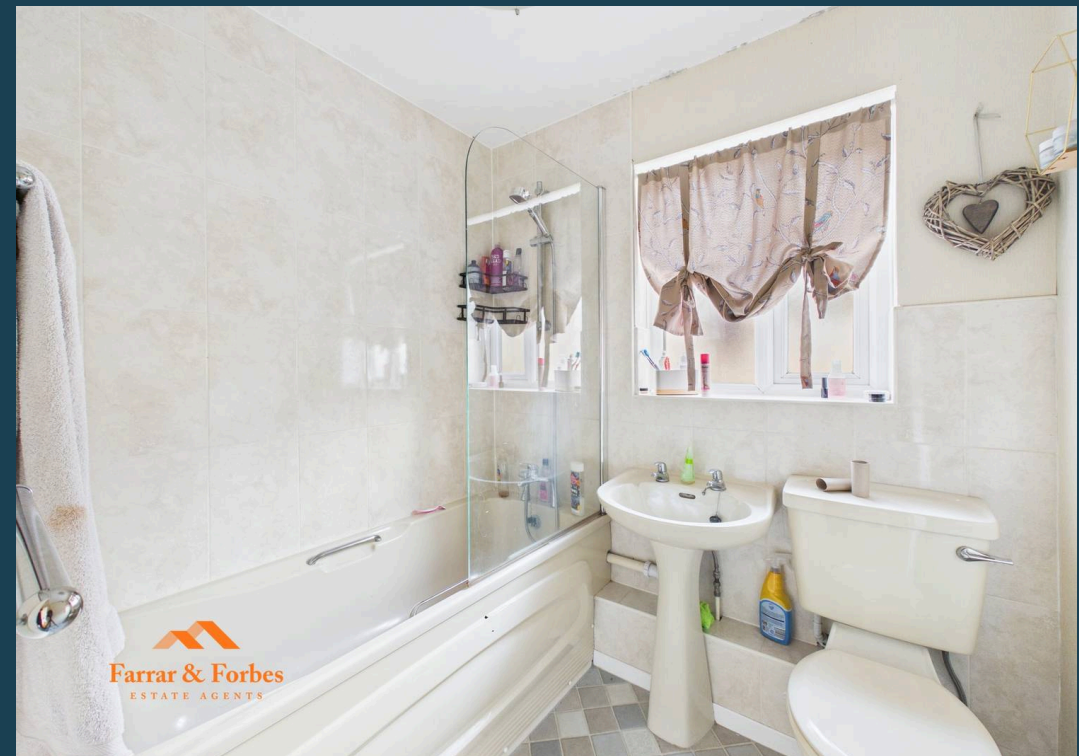
Accessed via a shared entrance with a garden forecourt, stairs lead to the first-floor accommodation. The layout comprises a spacious double bedroom to the front and a generously sized single bedroom to the rear, featuring attractive parquet flooring.

The bathroom is fitted with a three-piece suite in a sage finish, including a low-level WC, pedestal wash basin, and a panelled bath with overhead shower.

The lounge is particularly spacious, offering a comfortable living area along with a useful storage cupboard. The kitchen has been recently updated and is arranged in a practical U-shape, featuring a range of matching wall, base, and drawer units complemented by contrasting work surfaces.

Externally, the development provides communal areas suitable for seating, along with resident parking facilities.

- Tenant in Situ
- First-Floor Apartment
- Rent - £550 PCM
- Recently Fitted Kitchen
- Two Bedrooms
- Service Charge Applies
- Leasehold





Floor 0

Approximate total area⁽¹⁾
45.5 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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