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11 Dane Street
Burnley
BB10 1AB



For Sale

Price £42,500

The property comprises of a traditional two bedroomed stone built flush faced mid terraced dwelling house situated in the popular Daneshouse area of Burnley.

The property is currently tenanted and provides an excellent investment opportunity for property landlords, the tenants currently pay a monthly rent of £380 per calendar month. Based on an asking price purchase the property would provide a yield in excess of 10%.



Fabulous investment opportunity two bedroom stone built mid terrace property with tenants occupying the property currently paying a monthly rent of £380 per calendar month.

LOCATION

For sat nav purposes the postcode is BB10 1AB as you enter Dane Street the property is located on the right hand side and can be easily identified by our For Sale Board.

DESCRIPTION

Providing an excellent investment opportunity for landlords this two bedroomed stone built flush faced terrace property is situated in the popular Daneshouse area of Burnley. The property is currently tenanted at £380 per calendar month.

The accommodation itself is arranged over two floors and comprises briefly on the ground floor of a pleasant lounge located to the front of the property, accessed via a UPVC double glazed entrance door. The dining kitchen is located to the rear of the property and houses a modern L-shaped arrangement of matching wall base and drawer units with coordinating working surfaces

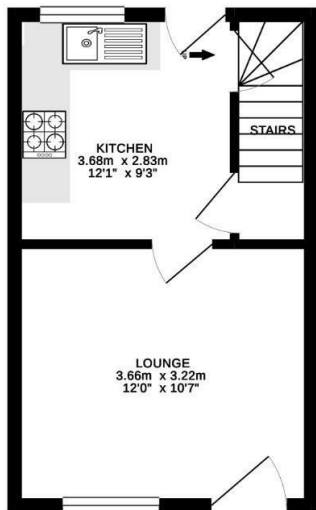
together with a useful understairs storage and a staircase ascending to the first floor.

On the first floor there are two bedrooms the main double bedroom is located to the front of property and there is a second smaller bedroomed situated to the rear. The bathroom is L-shaped and houses a three-piece suite in white comprising of a low-level WC pedestal hand wash basin and panelled bath.

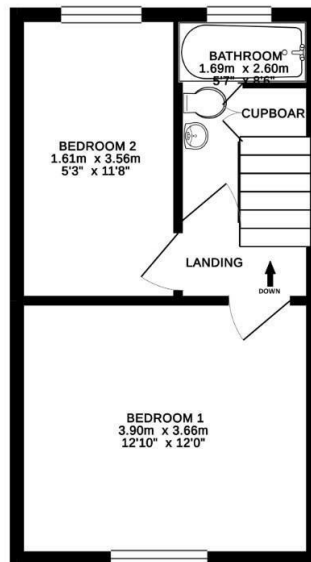
Externally there is an enclosed yard area to the rear. The property is complimented by the modern day comforts of UPVC double glazing and gas fired central heating throughout.

"The property is in excellent decorative order with modern floor coverings"

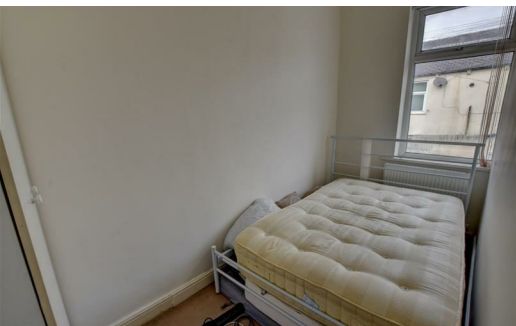
GROUND FLOOR
22.5 sq. m. (242 sq. ft.) approx.



1ST FLOOR
25.0 sq. m. (269 sq. ft.) approx.



TOTAL FLOOR AREA - 47.5 sq. m. (511 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.
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