

Because life is

Petty Real™

For Sale



28 Scarlett Street
Burnley
Lancashire BB11 4LQ

£42,500



Providing an excellent investment opportunity for landlords this traditional two bedroomed stone built mid terrace property comes complete with a sitting tenant who has occupied the property for a period of X on a monthly rental of X pcm. The property is conveniently situated only a short walk of numerous local amenities comprising shops, primary school and local bus routes.

Key Features:

- Excellent Investment
- Convenient Location
- Two Double Bedrooms
- UPVC DG
- Enclosed Yard to Rear
- Stone Built Terrace
- Lounge & Dining Kitchen
- Sitting Tenant
- GFCH Throughout
- Amenities In Walking Distance

Tenure: Leasehold

EPC Rating:

Council Tax Band:



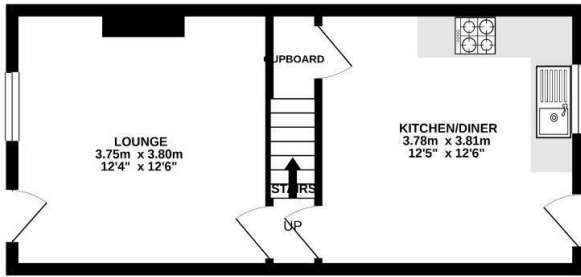
26 Manchester Road, Burnley, Lancashire, BB11 1HH
T: 01282 415111



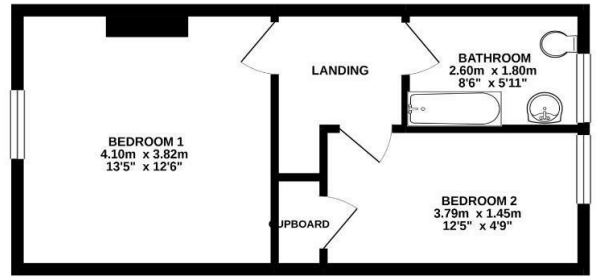
www.pettyreal.co.uk

2 BEDROOM House - Terraced

GROUND FLOOR
30.7 sq.m. (330 sq.ft.) approx.



1ST FLOOR
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 61.3 sq.m. (660 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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Main Description:

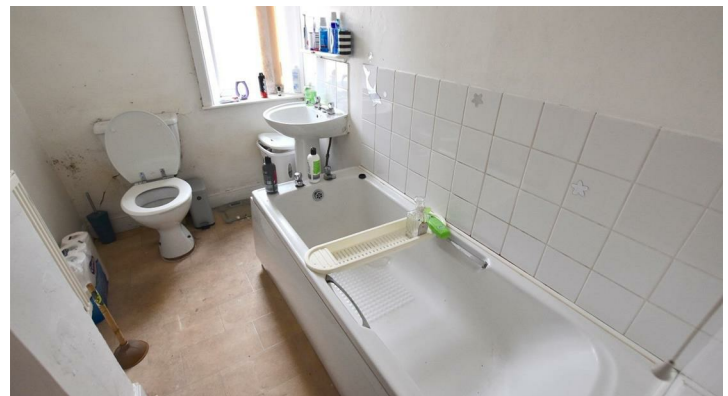
Providing an excellent investment opportunity for landlords this traditional stone built mid terrace property comes complete with a sitting tenant who has occupied the property for a period of 12 years on a monthly rental of £325 pcm.

Conveniently situated only a short walk of numerous local amenities comprising shops, primary school and local bus routes.

The accommodation is presently arranged over two floors comprising on the ground floor of a lounge with a UPVC window and entrance door. A central hallway with a straight flight staircase ascends to the first floor and to the rear of the property is a dining kitchen which houses an 'L' shape arrangement of matching wall, base and drawer units together with useful understairs storage.

On the first floor there is a double bedroom to the front and a smaller double to the rear with a walk in wardrobe. A three piece bathroom suite in white completes the first floor accommodation.

Externally to the rear is an enclosed yard with outbuilding providing useful storage.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property