

Because life is

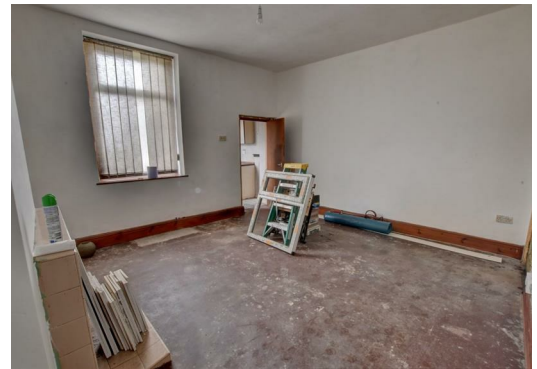
# Petty Real™

# For Sale



38 Queensberry Road  
Burnley BB11 4LH

£50,000



The property provides a fantastic investment opportunity for landlords. Located off Coal Clough Lane this traditional stone built terrace property provides three bedroomed accommodation together with two reception rooms and a separate kitchen in an area predominantly populated by smaller two bedroom homes.

## Key Features:

- Fantastic Investment
- 2 Reception Room
- 3 Peice Bathroom
- Local Amenities
- Excellent Yield Return
- 3 Bedroom Stone Terrace
- Separate Kitchen
- Enclosed Rear Yard
- Open Aspect To Rear
- Ideal For Landlords

Tenure: Leasehold

EPC Rating:

Council Tax Band:



# 3 BEDROOM Not specified



TOTAL FLOOR AREA: 99.2 sq.m. (1,067 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other fittings 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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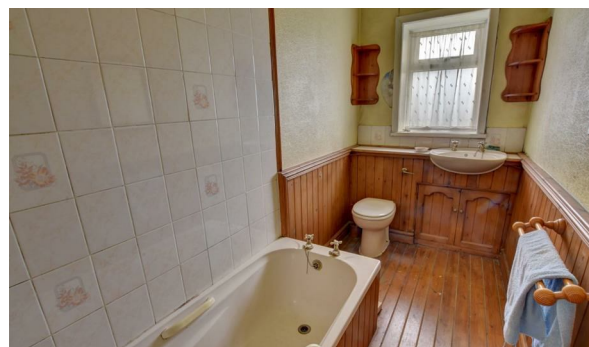
## Main Description:

The property provides a fantastic investment opportunity for landlords. Located off Coal Clough Lane this traditional stone built terrace property provides three bedroomed accommodation together with two reception rooms and a separate kitchen in an area predominantly populated by smaller two bedroom homes.

The accommodation comprises briefly, entrance vestibule, lounge, living room and a separate kitchen with useful under stairs storage leading to a lower ground floor cellar.

On the first floor the master bedroom is positioned to the rear of the property to take full advantage of the attractive aspect. There are two further single bedrooms to the front. The family bathroom houses a three piece suite consisting of a low level WC, pedestal hand wash basin and panelled bath with an electric shower over.

Externally the property enjoys a 'L' shape enclosed yard to the rear and a particular attractive aspect to the rear.



**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