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37 Nairne Street  
Burnley  
BB11 4BT



For Sale

Reduced To £99,995

Providing an excellent investment opportunity this former substantial terrace property has now been converted to create four independent one bedroom bedsits. There are two located on the ground floor and two located on the first floor. All the properties are currently tenanted and benefit from the modern day comfort of UPVC double glazing throughout. The bedsits occupy a convenient position within comfortable walking distance of Accrington Road with its numerous shops, schooling and the M65 motorway is a short distance away providing excellent commuting throughout East Lancashire. Burnley town centre is also within comfortable walking distance.



Former substantial terrace property that has been converted into four independent bedsits that are all currently tenanted.

### **LOCATION**

For Satnav purposes please use postal code BB11 4BT.

### **DESCRIPTION**

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EPC Ratings: 37a - E, 37b - F, 37c -F, 37d - F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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