

Because life is

# Petty Real™

# For Sale



41 Accrington Road  
Burnley BB11 4AN

£74,950



## Key Features:

- Elevated Mid-Terrace
- Three Bedrooms
- Open Plan Kitchen/Diner
- Three-Piece Bathroom Suite
- £463 PCM Rent
- Stone-Built
- Two Reception Rooms
- Cellar
- Tenant In Situ
- Close To Transport Links

Tenure:

EPC Rating: D

Council Tax Band:



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



www.pettyreal.co.uk

# 3 BEDROOM House - Terraced



**TOTAL FLOOR AREA:** 86.4 sq.m. (930 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained items, 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 for 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:

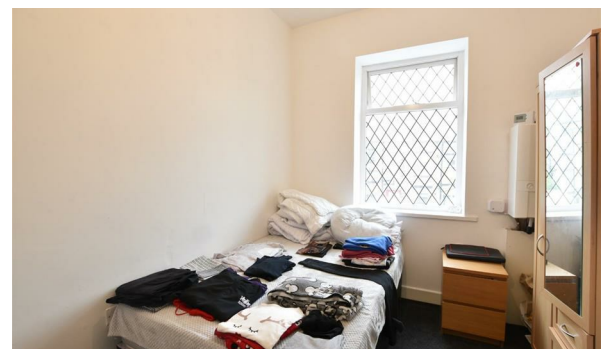
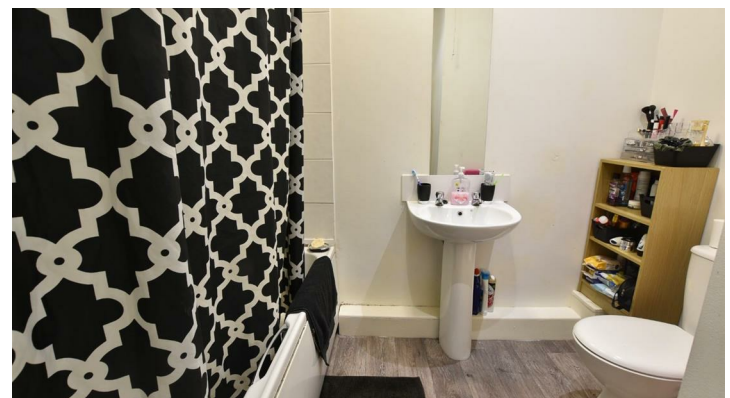
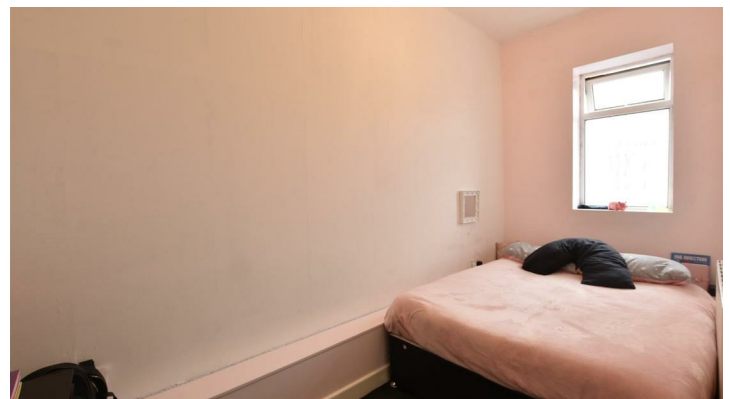
**ATTENTION ALL INVESTORS! TENANT IN SITU PAYING £463 PCM!**

Three bedroom stone-built mid-terrace in an elevated position situated close to local amenities, schools, bus stops, train stations, and a short walk into Burnley Town Centre.

On the ground floor, the property briefly comprises an entrance hallway, front living room, rear dining room with an open plan layout leading into the kitchen fitted with matching wall, base, and drawer units with contrasting working surfaces. Access to the cellar can be accessed through the rear dining room.

On the first floor, there is a double bedroom to the front and two singles to the rear. The central bathroom comprises a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead electric shower.

Externally there is a garden forecourt to the front and a private enclosed rear yard with a garage door to allow off-road parking. The tenant is currently paying £463 PCM and has lived at the property for two years.



**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