

Because life is

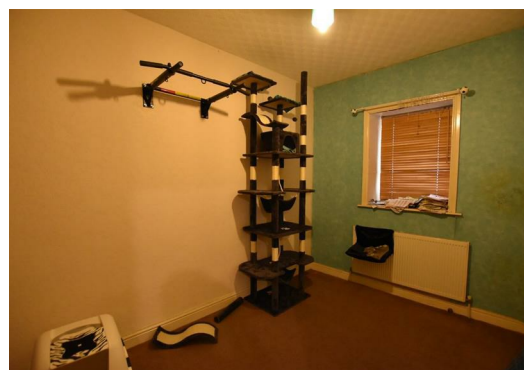
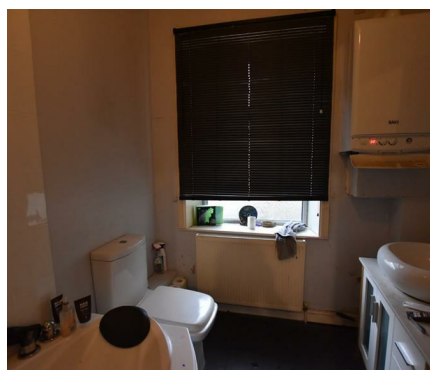
# Petty Real™

# For Sale



61 Manchester Road  
Hapton  
Lancashire BB12 7JP

## £74,995



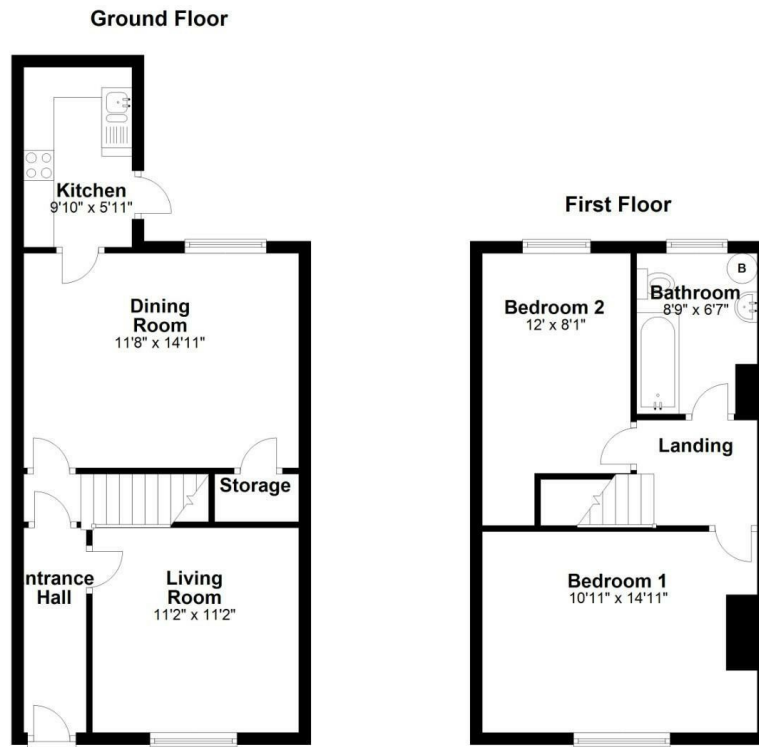
### Key Features:

- Stone Built Mid Terrace
- Tenant In Situ
- Two Reception Rooms
- Three-Piece Bathroom
- Close To Transport Links
- Two Bedrooms
- Perfect For Investors
- Rear Yard
- uPVC Double Glazing
- VIEWING IS A MUST!

Tenure: Leasehold  
EPC Rating: E  
Council Tax Band: A



# 2 BEDROOM House - Terraced



## Main Description:

**\*\* ATTENTION INVESTORS! \*\* \*\*TENANT IN SITU! \*\***

A generously sized and well-presented two-bedroom stone-built terrace home positioned within the heart of this popular suburb of Hapton. Perfect for investors looking to start or grow their portfolio. Tenant in situ paying £390 PCM.

The main points to note are UPVC double glazing and gas-fired central heating which is run from a gas combination boiler. Hapton itself has quite a semi-rural positioning, being on the outskirts of Burnley, Padiham, Accrington and is reasonably placed for excellent commuting facilities.

The accommodation comprises on the ground floor, entrance hallway, lounge with living flame gas fire, living room and fitted kitchen with electric oven and gas hob, under stairs storage.

On the first floor are two good-sized double bedrooms and a family bathroom which contains a very attractive three-piece white suite to include Spa style bath with shower over and chrome fixtures and fittings. Externally there is an enclosed yard with an outhouse.

Externally is a private, enclosed rear yard.



**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