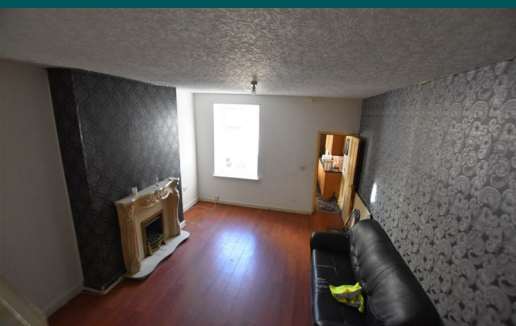


Because life is

PettyTM
Real

49 Briercliffe Road
Burnley
BB10 1XH



For Sale

- Mid Terrace
- Fantastic Potential
- Possible HMO
- Two Reception Rooms
- Utility Room

Offers Over £80,000

- Near Burnley General Hospital
- Four-Piece Bathroom Suite
- Garden Forecourt
- Slight Layout Change Required
- Near Local Schools

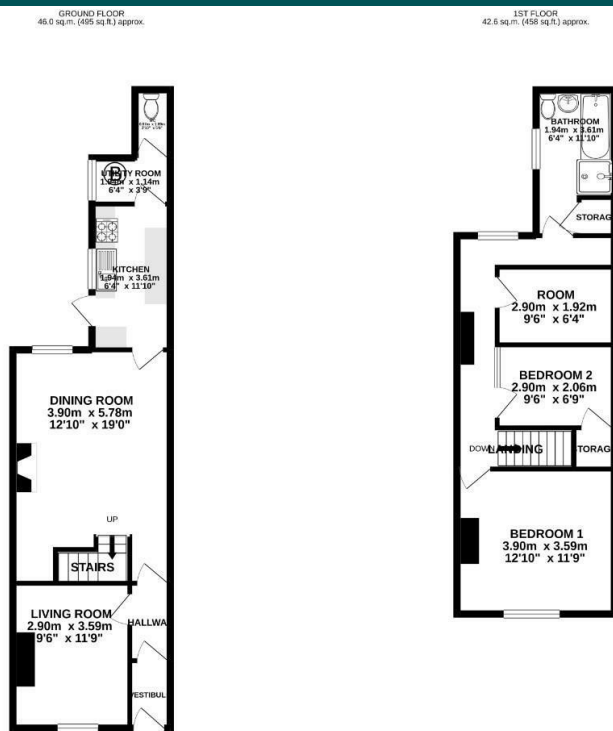


Perfect investment opportunity in the heart of Queensgate area near to the Burnley General Hospital, Boohoo & a short walk into Burnley Town Centre. The property requires a slight change in layout to maximize value and to achieve a high rental return.

The property briefly comprises entrance vestibule, hallway, living room, dining room, kitchen with matching wall, base and drawer units, utility room and downstairs WC.

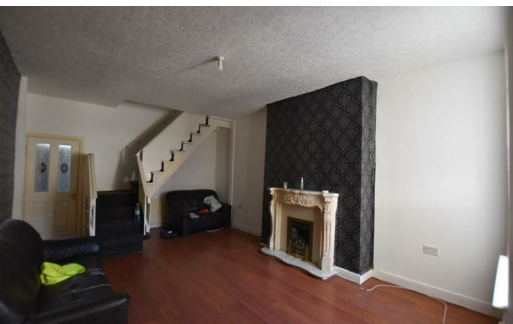
On the first floor there is a double bedroom to the front and two separate rooms which have previously been used as a bedroom but would require a change of layout to provide natural lighting. The bathroom is located to the rear of the property comprising low-level WC, pedestal hand wash basin, paneled bath and a quadrant shower with a useful storage cupboard.

The property benefits from Gas central heating and has fantastic potential to be converted into a HMO.



TOTAL FLOOR AREA: 88.6 sq.m. (954 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Issue with Metropack 10/20/21



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.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk