

Because life is

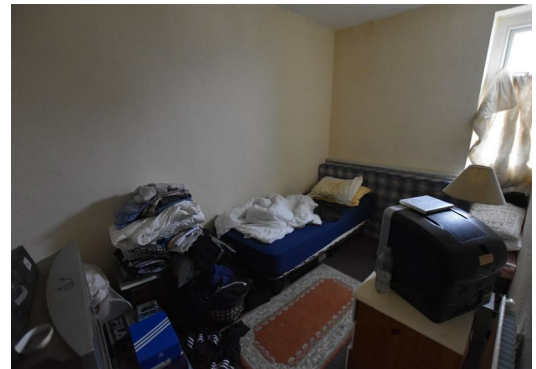
Petty Real™

For Sale



7 Hudson Street
Burnley BB11 4PL

£45,000



Key Features:

- Two Bedroom Stone Built Terrace
- Lounge & Dining Kitchen
- Two Double Bedrooms
- 3 Piece Bathroom Suite
- Block Paved Front Street
- Overlooks Allotments
- Sitting Tenant Paying £85 pw
- Local Amenities
- Easy Access to The M65
- Ideal Investment

Tenure: Freehold
EPC Rating: D
Council Tax Band: A



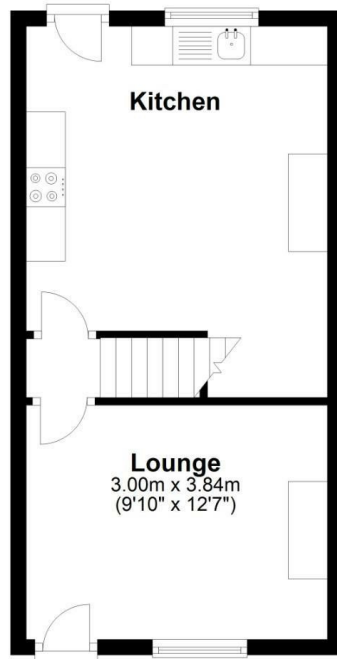
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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2 BEDROOM House - Terraced

Ground Floor



First Floor



Main Description:

Providing an ideal investment opportunity this traditional stone built terrace property come complete with a sitting tenant. We have been informed the tenant has occupied the property for a period of 10 years and is currently paying £85.00 per week therefore providing an annual income of £4420.00.

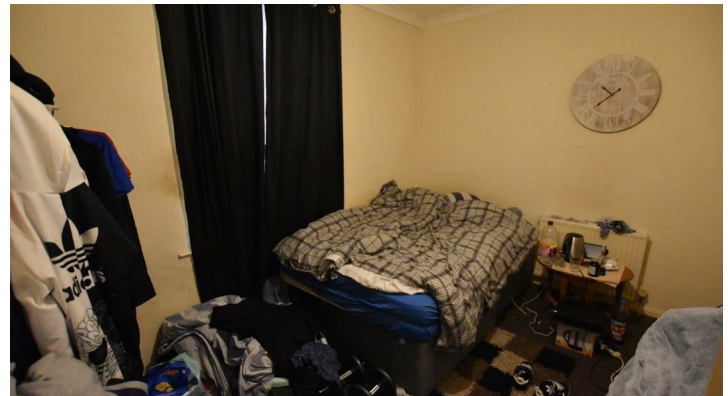
The accommodation is arranged over two floor comprising on the ground floor of a lounge positioned to the front of the property a central hall with stairs ascending to the first floor. To the rear of the property is the dining kitchen with a range of cabinetry with working surfaces and an inset sink unit.

On the first floor there are two bedrooms comprising of two double bedrooms the large double bedroom is positioned to the front and the smaller second double bedroom to the rear.

The bathroom houses a three piece suite consisting of a low level W.C, pedestal hand wash basin and a panelled bath.

Externally to the rear of the property is an enclosed rear yard.

The property is conveniently situated within walking distance of the local shops, primary school and the M65 motorway ideal for the commuters.



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