

Because life is

# Petty Real™

# For Sale



44 Pritchard Street  
Burnley BB11 4JY

£49,950



The property provides an excellent investment opportunity for landlords where the property currently houses sitting tenants who have occupied the property since November 2014 and currently pay a rental figure of £360 per calendar month. The property comprises a traditional flush faced stone built mid terrace house and the accommodation briefly comprises on the ground floor a lounge and dining kitchen. On the first floor there are double bedrooms to the front and rear and a centrally positioned three piece bathroom. The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating via a new boiler that was installed at the end of 2016 and the property has the added addition of a lower ground floor cellar. We have been informed that the property has also had a recent full re-wire (2019).

## Key Features:

- Stone built flush faced mid terrace
- Sitting tenant paying £360pcm
- 2 Double bedrooms
- Lower ground floor cellar
- Full recent re-wire
- Excellent investment opportunity
- Lounge, dining kitchen
- 3-Piece bathroom
- Enclosed rear yard
- GFCH & UPVC DG

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



26 Manchester Road, Burnley, Lancashire, BB11 1HH  
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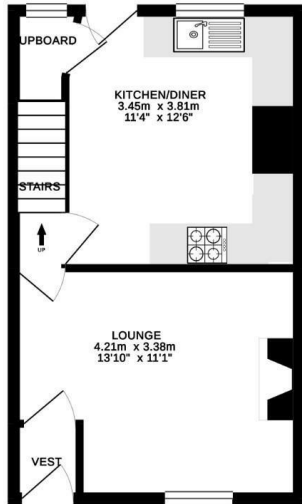


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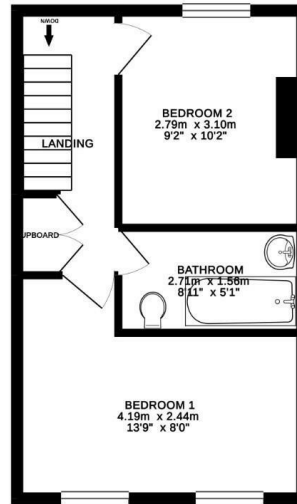


# 2 BEDROOM House - Terraced

GROUND FLOOR 30.3 sq. m.  
( 326 sq. ft. )



1ST FLOOR 30.3 sq. m.  
( 326 sq. ft. )



TOTAL FLOOR AREA: 60.7 sq. m. ( 653 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 is given to their operability or efficiency can be given.

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## Main Description:

Providing an ideal investment opportunity this traditional stone built flush faced mid terrace house occupies a popular and sought after residential area located off St Matthew Street. The property currently houses sitting tenants who have occupied the property since November 2014 and currently pay £360 per calendar month and are on a rolling contract.



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