

Because life is

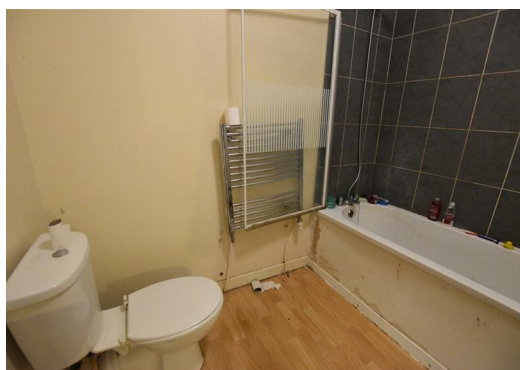
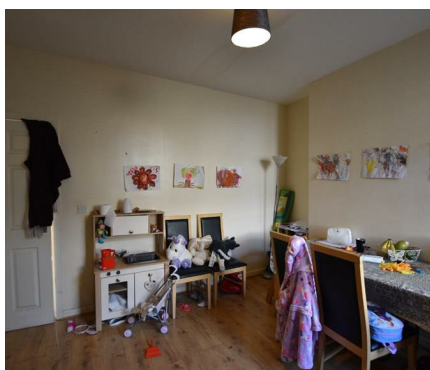
Petty Real™

For Sale



127 Healeywood Road
Burnley
Lancashire BB11 2LN

£60,000



Key Features:

- Stone-Built
- Two Reception Rooms
- Central Three-Piece Bathroom
- Near Train Stations
- Paying £350 PCM Rent
- Mid-Terrace
- Two Double Bedrooms
- Close To Burnley Town Centre
- Tenant In Situ
- Perfect For Investors

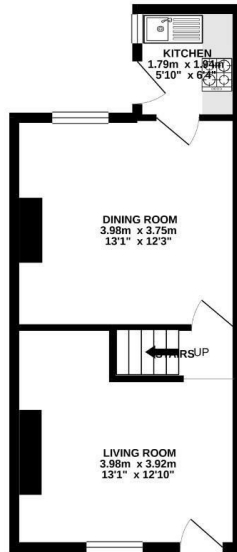
Tenure: Leasehold
EPC Rating: D
Council Tax Band:



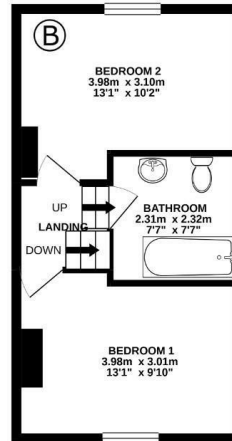
26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:

2 BEDROOM House - Terraced

GROUND FLOOR
32.9 sq.m. (354 sq.ft.) approx.



1ST FLOOR
29.8 sq.m. (321 sq.ft.) approx.



TOTAL FLOOR AREA: 62.7 sq.m. (675 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and all other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The architect, planners and producers shall have no liability to the purchaser as to their suitability or efficiency or can be given. Made with Winplan 12000

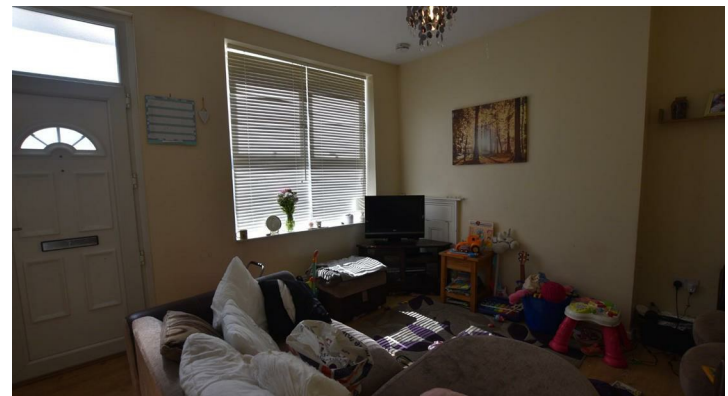
Main Description:

Perfect for investors looking for a property with a tenant in situ. The current tenant is paying £350 PCM creating a yield of 7%. Close to Burnley Town Centre, local amenities, bus stops, and train stations.

The property briefly comprises a living room, dining room, kitchen with matching wall, base, and drawer units with contrasting working surfaces with an electric hob, oven, and stainless steel sink/drainer.

On the first floor, there are two double bedrooms, one of which provides storage under the elevated bathroom. The central bathroom comprises a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

Externally there 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