

Because life is

Petty
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18 Accrington Road
Burnley
BB11 4AW



For Sale

Offers Over £65,000

- Stone-Built Mid-Terrace
- Three Bedrooms
- Three-Piece Bathroom Suite
- Gas Central Heating
- Kitchen/Diner

- Perfect For FTB/Investors
- Rental Return of £475-£495 PCM
- Bay Window
- Virtual Tour Available
- VIEWING IS A MUST



ATTENTION ALL FIRST TIME BUYERS & INVESTORS! This stone-built mid-terrace with original features situated close to local amenities, schools, bus stops, train stations, and a short walk into Burnley Town Centre.

On the ground floor, the property briefly comprises an entrance hallway, front living room with a bay window, rear kitchen/diner with matching wall, base, and drawer units with contrasting working surfaces. The combi boiler can also be found in the kitchen. Access to the cellar can be accessed through the kitchen.

On the first floor, there is a double bedroom to the front and two singles to the rear. The central bathroom comprises a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead electric shower.

Externally there is a garden forecourt to the front and a private enclosed rear yard. The area is perfect for first-time buyers looking to get a foothold on the property ladder or an investor looking for a property to secure a rental return of £475-495 PCM.



Total area: approx. 902.1 sq. feet



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

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

www.pettyreal.co.uk