

Because life is

Petty  
Real™

109 Albert Street  
Burnley  
BB11 3DE



## For Sale

- Tenants In-Situ
- Landlords & Investors
- Mid-Terrace
- Two Bedrooms
- Close To Local Amenities

## Offers Over £55,000

- Short Walk To Town Centre
- Close To Parks
- Fitted Kitchen
- Gas Central Heating
- UPVC Windows



\*LANDLORDS & INVESTORS\*

\*Tenants In-Situ\*

A two-bedroom mid-terrace dwelling in the heart of Burnley situated near the Leeds/Liverpool canal, Queens Park, Thompson Park and a short walk to Burnley town centre will all the local amenities on offer. This presents an ideal investment for landlords and investors with the property being sold with tenants in-situ.

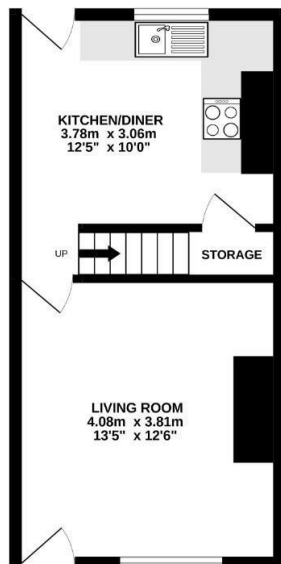
The property offers good sized living accommodation over two floors and briefly comprises on the ground floor, a generous sized living room to the front and kitchen to the rear which houses matching wall, base and drawer units with contrasting work surfaces, stainless steel sink, oven, electric hob with overhead extractor fan and useful under stair storage cupboard.

On the first floor there is an excellent double bedroom to the front of the house, a single bedroom to the rear with over stair storage and a bathroom comprising low level WC, pedestal wash basin and panelled bath with overhead shower.

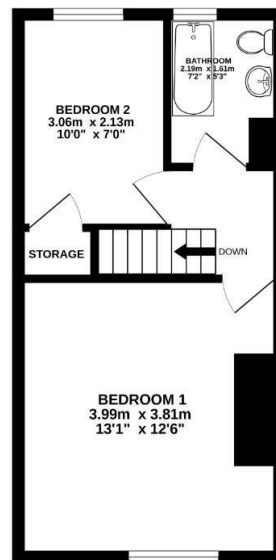
Externally there is an enclosed yard to the rear.

The property benefits from the modern day comforts of UPVC windows and gas central heating.

GROUND FLOOR  
28.2 sq.m. (304 sq.ft.) approx.

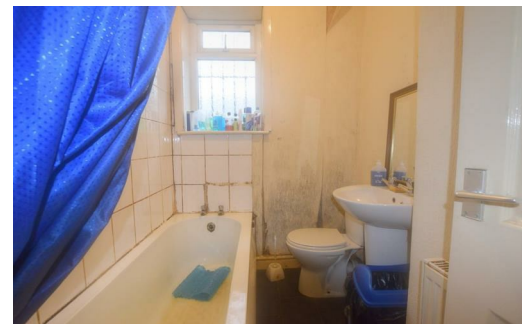
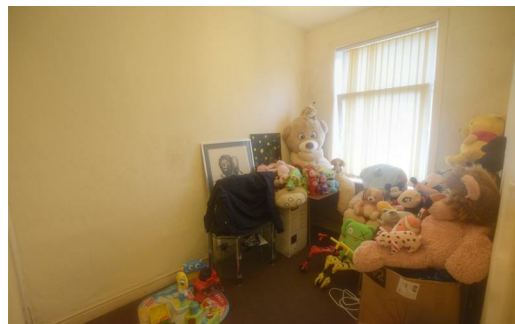


1ST FLOOR  
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA: 56.2 sq.m. (605 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, 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 layout, fixtures and fittings shown here are not shown to scale and no guarantee as to their operability or efficiency can be given.  
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