

Because life is

PettyTM
Real

107 Leyland Road
Burnley
Lancashire
BB11 3DP



For Sale

Asking Price £59,950

- INVESTORS ONLY
- Two Double Bedrooms
- Kitchen/Diner
- Close To Burnley Town Centre
- Gas Central Heating

- Rear Yard
- Tenant In Situ
- £370 PCM
- Fantastic Transport Links
- Viewing Accompanied



**** INVESTORS ONLY ****

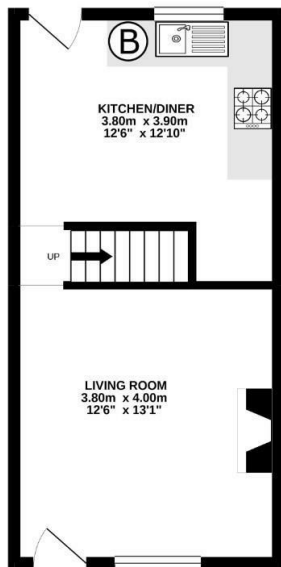
Attention all investors. Tenant in situ paying £370 PCM. Close to Burnley Town Centre, bus stops, and a short walk to train stations with links to Leeds, Manchester, and Preston.

The downstairs briefly comprises a living room, kitchen/diner fitted with matching wall, base, and drawer units with contrasting working surfaces and houses the combination boiler.

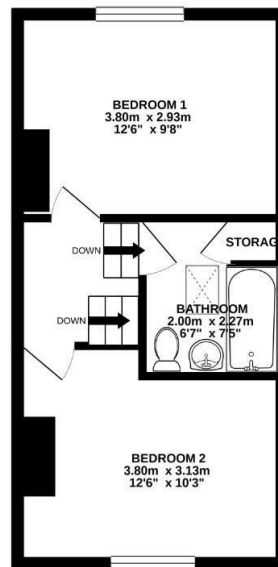
On the first floor, there are two double bedrooms and an elevated central bathroom comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

Externally there is a private, enclosed rear yard.

GROUND FLOOR
29.4 sq.m. (317 sq.ft.) approx.



1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA: 58.5 sq.m. (630 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee, as to their conditionality or efficiency can be given.
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