

Because life is

PettyTM
Real

88 Plumbe Street
Burnley
Lancashire
BB11 3AW



For Sale

- Terraced House
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Two Double Bedrooms

Offers Over £65,000

- Great Storage
- Rear Yard
- Close To Amenities
- Near To Transport Links
- TENANTS IN SITU



TENANTS IN SITU

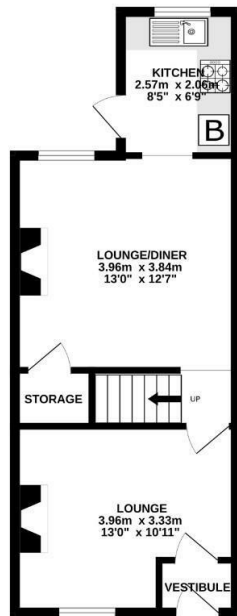
This is a fantastic opportunity to own a two-bedroom terraced house with tenants in situ. Close to schools, amenities, and transport links. This property would be perfect for first-time landlords or long time investors looking for an easy addition to their portfolio.

The property is split over two floors. The ground floor comprises of two reception rooms and a modern kitchen. Both reception rooms are spacious, light and airy with focal points of electric fireplaces. The reception room adjoining the kitchen is currently being used as a dining space. The kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, an integrated oven with a gas hob and extractor fan, and many spaces for additional appliances.

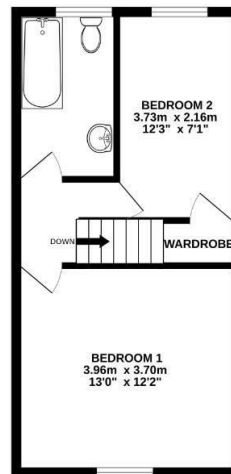
The first floor includes two double bedrooms and a family bathroom. One of the double bedrooms has the benefit of built-in wardrobe storage. The bathroom comprises a three-piece white suite, a full standing wash basin, a paneled bath with an overhead shower, and a low-level W.C. Also included in the bathroom is a silver towel radiator.

To the rear of the property is a small yard. The entire property benefits from great storage space and the modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!

GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, sizes and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 as to their operability or efficiency can be given.
Plan ref: M09004/0202



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