

Because life is

PettyTM
Real

2b Clough Street
Burnley
Lancashire
BB11 4BG



For Sale

- Two Bedrooms
- Leasehold
- Two Reception Rooms
- Perfect Investment Property
- Close To Transport Links

Offers Over £65,000

- Tenant In Situ - £525 PCM
- Kitchen Extension
- Semi-Detached
- Short Walk To Train Station
- Three-Piece Bathroom

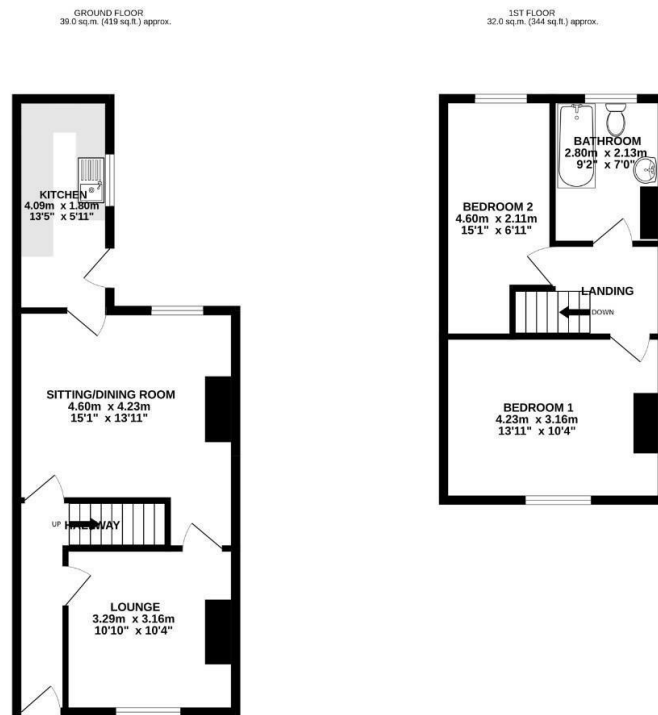


Well-presented two-bedroom, semi-detached house is conveniently located for all local town centre amenities of Burnley and the M65 motorway network. Tenant in situ paying £525 PCM, this is the perfect investment property.

The property comprises a lounge, living room, modern fitted kitchen with a range of matching wall bases and draw units in white with oak work surfaces, integrated electric oven with gas hob with chrome fixtures and fittings.

Ascend to the first floor where there is a three-piece bathroom suite with a shower over in white and two good double-sized bedrooms. The property is further complemented by the modern-day comforts of gas-fired central heating and double glazing.

Externally there is a private, enclosed rear yard.



TOTAL FLOOR AREA: 70.9 sq.m (763 sq ft) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given.
Made and Revised 02/23



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