

Because life is

PettyTM
Real

16 Tay Street
Burnley
BB11 4BU



For Sale

- Instant Cashflow!
- Terrace property
- Two Bedrooms
- Bright reception room
- Dining kitchen

Offers Over £85,000

- Tenant In Situ
- Close to town centre
- Extensively refurbished
- Three piece bathroom
- Viewing recommended



Attention investors/landlords! This property is for sale with a tenant in situ, providing an instant cash flow and will be an easy addition to a portfolio or an ideal first investment.

The property comprises a traditional stone-built garden forecourt mid terrace dwelling situated within this established and popular residential area of Burnley.

Conveniently positioned within comfortable walking distance of local shops, primary school and main road bus routes. The M65 motorway is close by ideal for the commuter conscious.

The property has undergone an extensive renovation programme to an exceptionally high standard and the accommodation briefly comprises on the ground floor, two reception rooms and an extended separate kitchen.

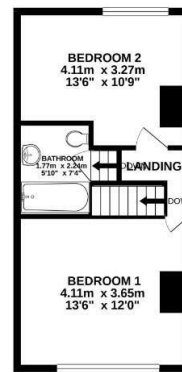
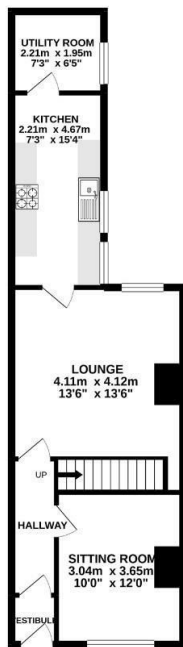
On the first floor, there are two bedrooms together with a three-piece bathroom suite.

Externally there is a garden forecourt to the front and an enclosed yard area to the rear.

Please note the photos are from before the property was rented out to the current tenant so viewing is advised.

GROUND FLOOR
48.7 sq.m. (524 sq.ft.) approx.

1ST FLOOR
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 82.7 sq.m. (890 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 hereon are not deemed as any guarantee as to their availability or efficiency can be given.
Floorplan 1/2012



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