

Because life is

Petty<sup>TM</sup>  
Real

8 Lonsdale Street  
Burnley  
BB12 6DZ



## For Sale

- Stone Built Mid Terrace
- Two Bedrooms
- Three Piece Bathroom Suite
- Two Reception Rooms
- Close To Motorway Links

## Offers Over £60,000

- UPVC Double Glazing
- Bay Windows
- Ideal for FTB/Investors
- Blank Canvas
- Close To Primary Schools



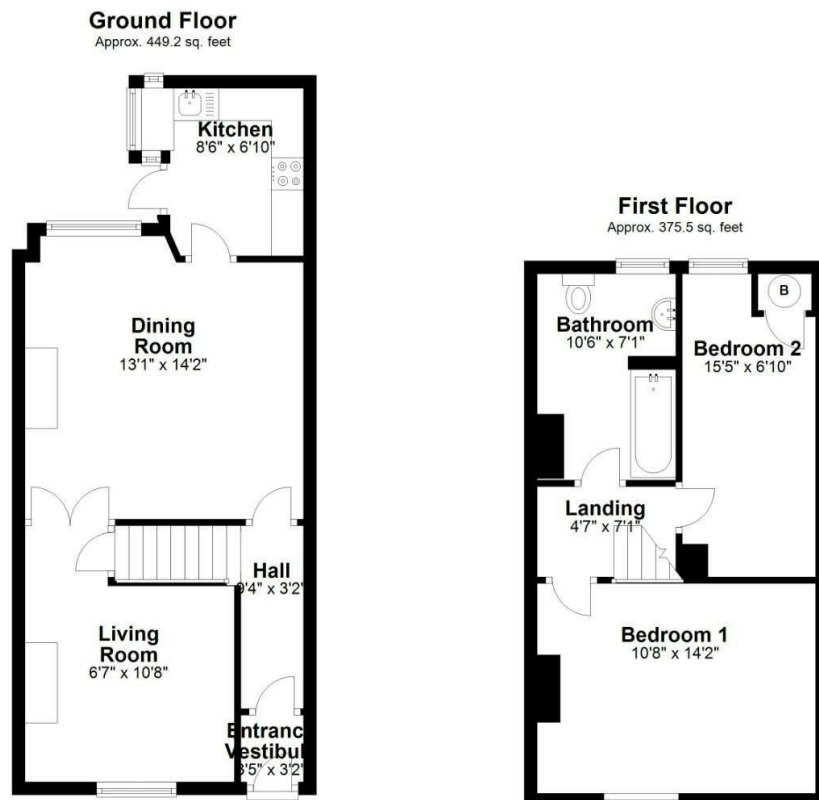
Perfect for a first time buyer or an investor looking for a blank canvas! Located close to schools, amenities, motorway links, bus stops and train stations.

The ground floor comprises entrance vestibule, hallway leading to the dining room which benefits from a bay window. The kitchen is in an L shape arrangement with matching wall, base and drawer units in white with a gas hob and sink drainer also benefiting from a bay window.

The living room is located to the front of the property which access is through the double doors from the dining room. The property has exposed floorboards on the ground floor and provides an opportunity to create a unique natural wood look throughout.

To the first floor there is a single bedroom to the rear and a double to the front. The three piece bathroom comprises low level WC, hand wash basin and paneled bath with an overhead shower.

For investment purposes, the property has a potential yield of 8%.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

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[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)