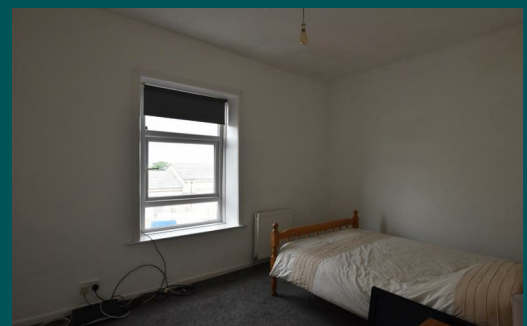


Because life is

Petty
Real™

156 Cog Lane
Burnley
BB11 5BQ



For Sale

- Stone-Built
- Mid-Terrace
- Two Double Bedrooms
- Three-Piece Bathroom Suite
- Fitted Kitchen

Offers Over £60,000

- Sitting Tenant
- £384 PCM
- Perfect For Investors
- Close To Local Amenities
- VIEWING IS A MUST!



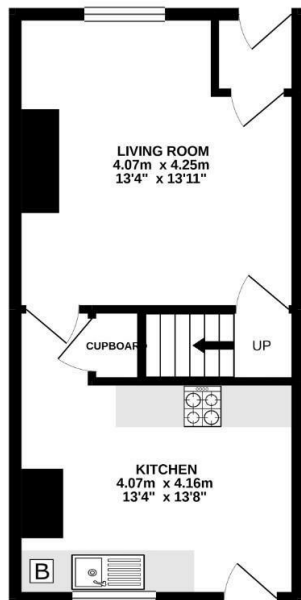
Lovely, stone-built mid-terrace in an elevated position a stone throw away from local amenities, local schools and the Leeds & Liverpool canal. The property currently has a tenant in situ paying £384 PCM. The property is ideal for any investors looking to start or grow their portfolio.

Entering the property into the entrance vestibule, this leads into the living room fitted with a gas fire and a archway leading into the kitchen diner which has been fitted with matching wall, base and drawer units with contrasting working surfaces fitted with a stainless steel sink/drain.

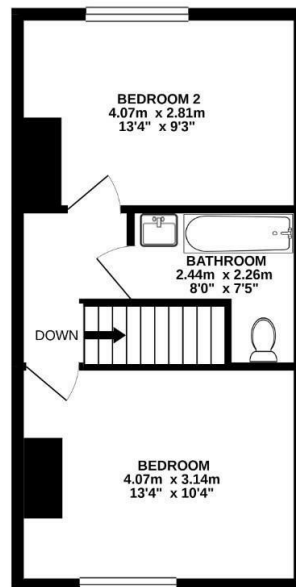
On the first floor, there are two double bedrooms and a central three-piece bathroom suite comprising low-level WC, pedestal hand wash basin and a paneled bath with an overhead rainfall shower.

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

GROUND FLOOR
32.8 sq.m. (353 sq.ft.) approx.

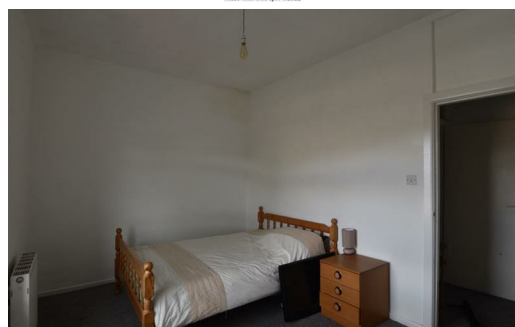


1ST FLOOR
32.0 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA - 64.9 sq.m. (698 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 6/2011



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.

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