

Because life is

PettyTM
Real

154 Cog Lane
Burnley
BB11 5BQ



For Sale

- Mid-Terrace
- Two Bedrooms
- Tenant In-Situ
- Landlords & Investors
- Buy-To-Let

Offers Over £55,000

- Popular Residential Area
- Close To Local Amenities
- Good Transport Links
- Spacious Living Accommodation
- LEASEHOLD



ATTENTION LANDLORDS

Tenant In-Situ

In a popular residential area on the outskirts of Burnley, close to accredited schools, Burnley Golf Club and the M65 with travel links to Manchester, Preston and Blackburn. This two bedroom traditional stone built mid-terrace house provides generous sized living accommodation over two floors.

This property presents an ideal purchase for landlords and investors with a tenant currently in-situ.

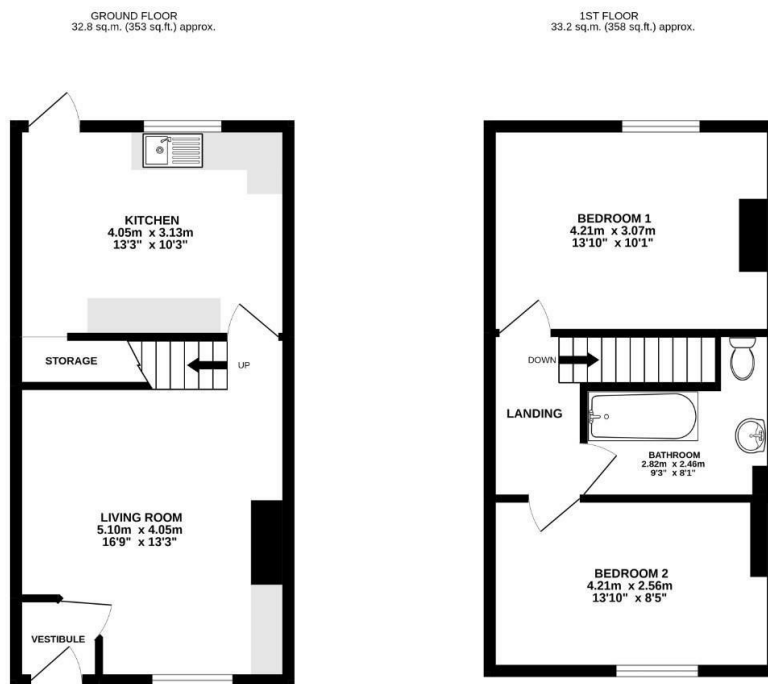
The property briefly comprises on the ground floor an entrance vestibule leading into a spacious living room with gas fire and open plan staircase. To the rear is a large kitchen housing matching wall, base and drawer units with contrasting work surfaces, stainless steel sink and useful under stair storage area.

To the first floor is a central landing which leads to two generous double bedrooms and a spacious bathroom housing a white, three piece suite comprising a low level WC, pedestal wash basin and panelled bath.

The property benefits from the modern day comforts of gas central heating and UPBV double glazing.

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

Selective Licensing Area



TOTAL FLOOR AREA: 66.0 sq.m. (710 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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