

Because life is

Petty<sup>TM</sup>  
Real

8 Westmorland Street  
Burnley  
BB11 4PN



## For Sale

- Rear Yard
- Spacious Living Room
- Kitchen/Diner
- Tenant In Situ
- Close To Motorway Links

## Offers Over £45,000

- Near To Local Schools
- Perfect Investment
- Two Bedrooms
- Three-Piece Bathroom Suite
- Viewing By Appointments



Tenants in situ.

Perfect investment property with an instant return on investment.

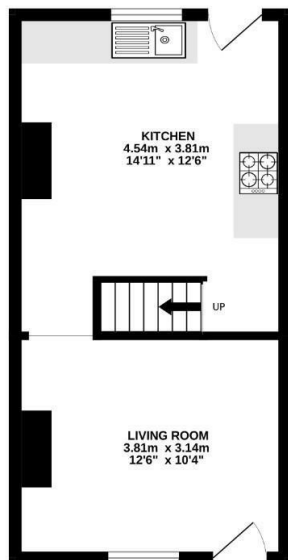
The property briefly comprises living room, kitchen/diner with matching wall, base and drawer units. On the first floor there are two bedrooms, one double and a generous sized single bedroom.

The bathroom comprises low-level WC, pedestal hand wash basin and paneled bath with an over head shower.

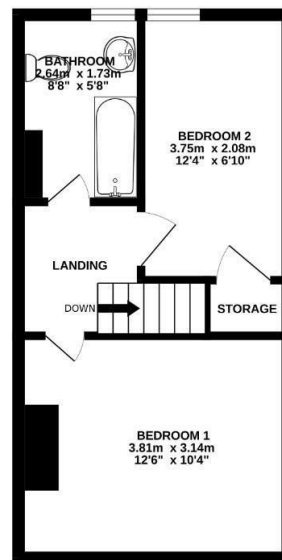
The property has a private, enclosed rear yard.

A new combination boiler has recently been installed

GROUND FLOOR  
28.3 sq.m. (305 sq.ft.) approx.



1ST FLOOR  
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA: 56.7 sq.m. (611 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62523



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