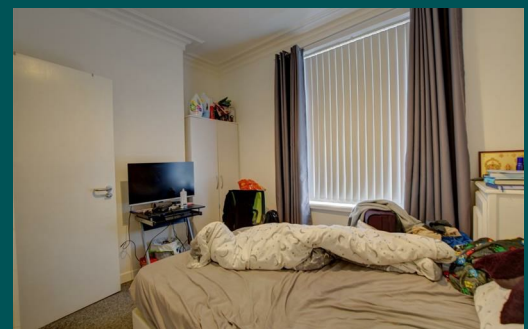


Because life is

Petty<sup>TM</sup>  
Real

51 Colbran Street  
Burnley  
BB10 3BU



For Sale

Price £115,000

- HMO
- End Terrace House
- Four Bedrooms
- Spacious Communal Room
- Fully Fitted Kitchen

- en suite
- Popular Location
- Near To Transport Links
- Close To Amenities
- TAX Band A





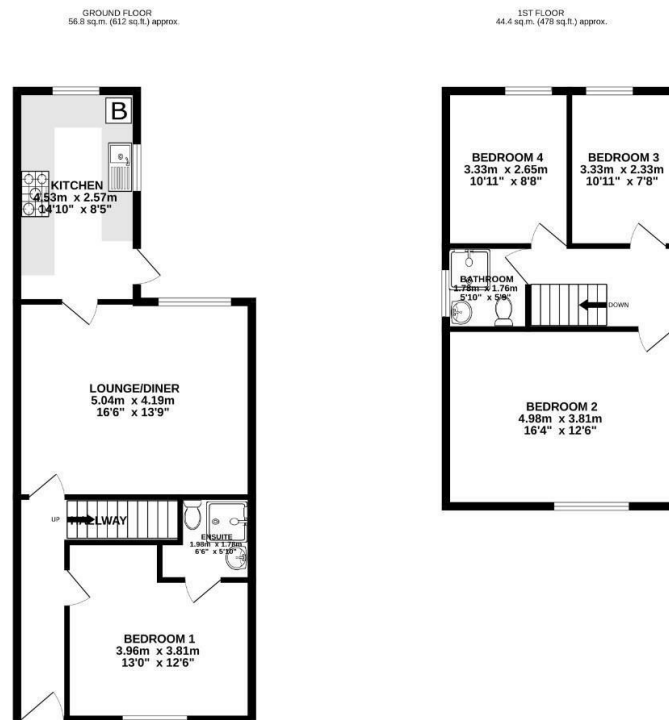
## TENANTS IN SITU

This is a fantastic opportunity to own a four-bedroom end terrace, currently being used as a HMO with tenants in situ. Located in a popular area of Burnley close to schools, transport links, and amenities. This property is perfect for landlords or investors looking for a good ROI.

The property is split over two floors. The first floor has a double bedroom with an en-suite including a low-level WC, pedestal hand basin, and a quadrant shower. A communal room to the rear with a shared kitchen fully fitted with a matching base, wall and drawer units, stainless steel sink a double gas hob, and an electric oven with extractor fan, fridge freezer, dishwasher, and microwave.

On the second floor, there are three double bedrooms with a shared bathroom comprising a low-level WC, a pedestal hand basin, and a quadrant shower.

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



TOTAL FLOOR AREA: 101.2 sq.m (1090 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans, certain 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 have not been tested and no guarantee as to their operability or efficiency can be given. Model only. Reference: 100221



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4 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)