

Because life is

Petty
Real™

10 Ulster Street
Burnley
BB11 4NX



For Sale

- Mid-Terrace
- Leasehold
- Tenant in Situ - £425 PCM
- Two Reception Rooms
- Two Double Bedrooms

Price £69,950

- Close To Transport Links
- Fantastic Investment Property
- Long Term Tenant - 9+ Years
- Kitchen Extension
- Short Walk To Burnley Town Centre

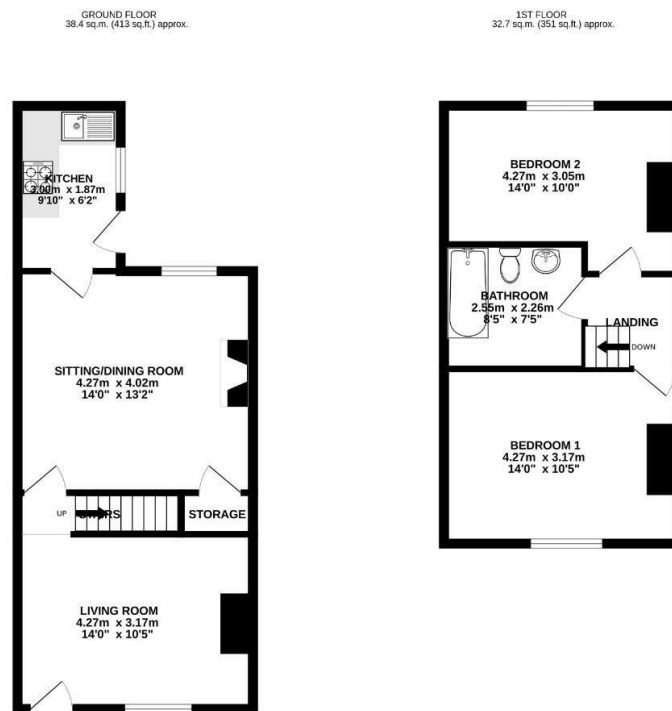


Fantastic, investment opportunity. Tenant in situ for 9+ years paying £425 PCM. Mid-terrace property is situated close to bus stops, train stations, and a short walk to local schools & Burnley town centre.

Entering the property into the living room you have access to the central staircase and the rear dining/sitting room benefitting from an electric fire. The kitchen extension is fitted with matching wall, base, and drawer units with contrasting working surfaces.

The first floor has two double bedrooms. The bedroom to the rear houses the combination boiler. The bathroom is a three-piece suite comprising a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead, electric shower.

Externally there is a private, enclosed rear yard.



TOTAL FLOOR AREA: 71.0 sq.m. (765 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of items, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 floorplan 10/2021



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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