

Because life is

PettyTM
Real

7 Cotton Street
Burnley
BB12 0NH



For Sale

- Bungalow
- Open plan lounge & fitted kitchen
- Two bedrooms
- Three piece bathroom suite
- Freehold

Price £87,500

- Tenant In Situ
- Enclosed paved patio
- Gas central heating
- UPVC double glazing
- Close to local amenities



Attention investors/landlords!

Recently built mid-bungalow situated in the popular residential location just off Pendle Way, so ideally placed for the local town centre amenities of Burnley and the M65 motorway network. The property is currently tenanted and brings in £500 PCM. Sold with tenant in situ.

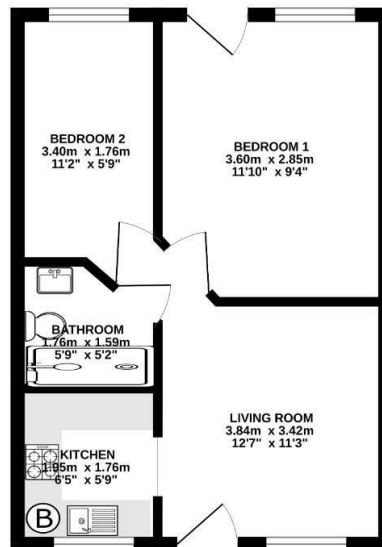
On entering the property you are greeted by a good-sized lounge. Modern fitted kitchen with a range of matching wall and base units with built-in oven and hob and extractor hood.

The bathroom houses a three-piece suite comprising of a low-level WC, hand wash basin and panel bath with shower over.

This property has two bedrooms and is further complemented by the modern-day comforts of gas central heating with a combination boiler and grey UPVC double glazing providing a contemporary finish.

Externally there is a rear yard with secure timber fencing and the property has been constructed to a high specification, being highly insulated and energy efficient resulting in low fuel bills.

GROUND FLOOR
30.6 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA: 30.6 sq.m. (329 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Stampy 12/22



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk