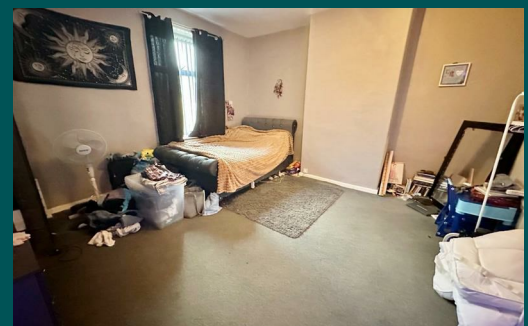


Because life is

PettyTM
Real

24 Midgley Street
Colne
BB8 0HF



For Sale

Price £70,000

- Stone built mid terrace
- Sold with a tenant in situ
- Tenant paying £475 PCM
- Gross yield of 8%
- Two bedrooms

- Rear yard
- Modern kitchen
- Modern bathroom
- Double glazed
- Central heating



Investment Opportunity: Occupied by Tenant - Generating £475 Monthly Income

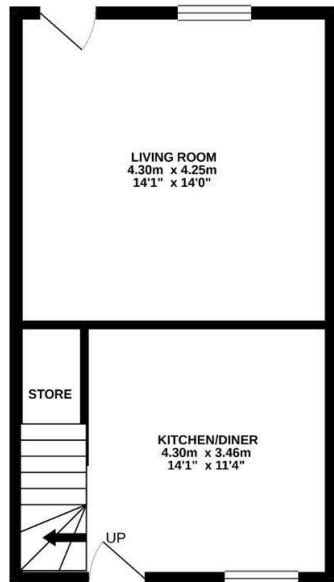
Spacious mid terrace dwelling situated a short walk away from Colne town centre and other established amenities. This property would make an ideal purchase for an investor to add to their portfolio.

The property features a welcoming lounge with a gas fire, marble hearth, and wooden surround. The spacious dining kitchen boasts a selection of matching wall and base units, complete with a built-in oven and hob. An open-plan staircase leads to the first floor, where there are two bedrooms and a three-piece bathroom suite in white, including a shower.

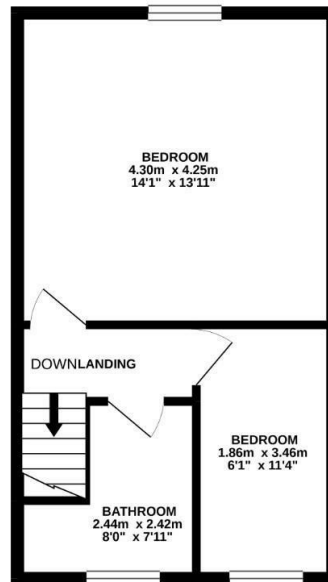
Externally to the rear is a private yard.

Enhanced by modern conveniences such as gas central heating powered by a combination boiler, white UPVC double glazing, and a neutral color scheme with consistent flooring throughout, this property offers a comfortable and stylish living environment. Don't miss out on this excellent investment opportunity with a reliable tenant in place, providing a steady income of £475 per month.

GROUND FLOOR
33.2 sq.m. (357 sq.ft.) approx.

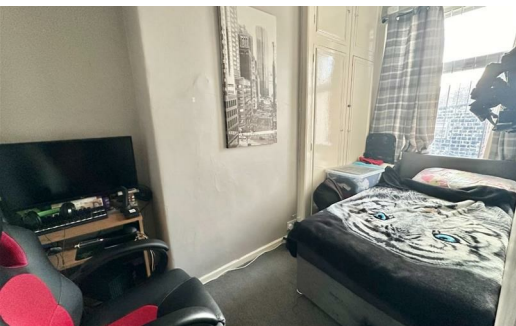


1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA: 66.3 sq.m. (714 sq.ft.) approx.

Whilst 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 services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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