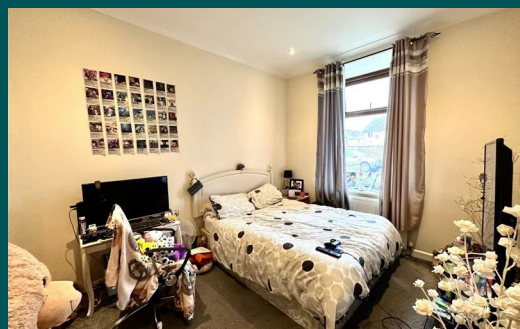


Because life is

Petty<sup>TM</sup>  
Real

314 Gannow Lane  
Burnley  
BB12 6HY



For Sale

Offers Over £100,000

- Mid-Terrace
- Kitchen Extension
- Tenants In Situ
- Four Bedroom HMO
- Shared Bathroom

- En-Suite
- Shared Kitchen
- Close To Motorway Links
- Perfect Investment
- Leasehold

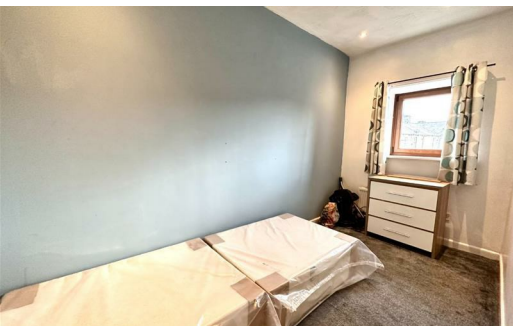
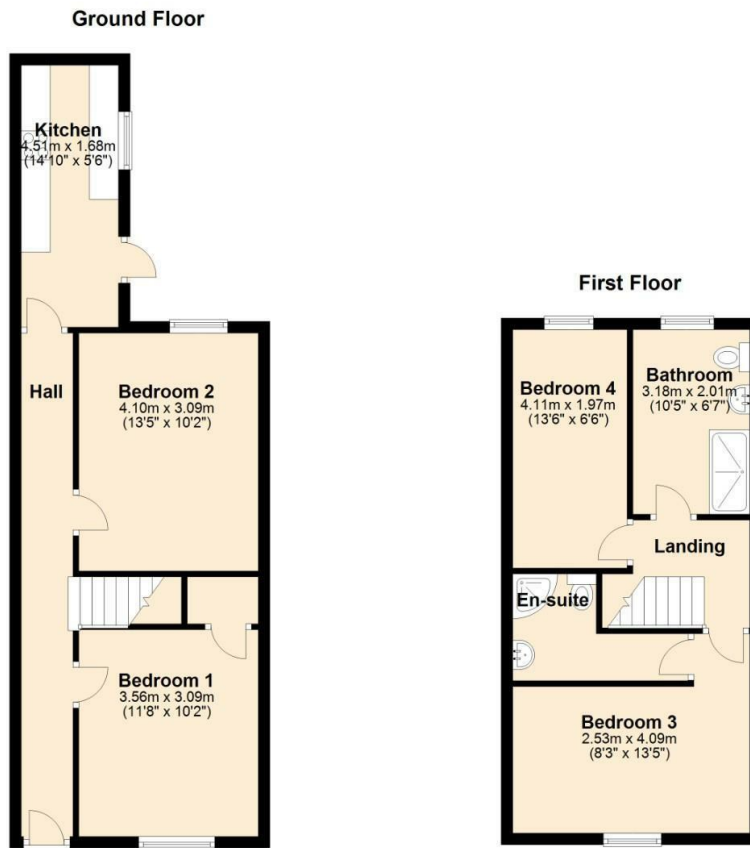


Welcome to the fully renovated HMO on Gannow Lane, strategically positioned for convenient access to motorway links, bus stops, Rosegrove railway station and just a short stroll away from Burnley College.

As you enter, the ground floor boasts two occupied rooms providing a cozy atmosphere for the tenants. The heart of the home lies in the spacious kitchen extension, featuring sleek grey gloss units with contrasting working surfaces. The kitchen is equipped with a range of modern appliances, including an electric oven, hob, washing machine, and a convenient sink/drain. This area serves as a communal space for residents to prepare meals and socialize.

Moving upstairs, the accommodation continues to impress with two thoughtfully designed rooms. The first is a double bedroom with an en-suite, currently occupied. Adjacent to the double bedroom is a generous-sized single bedroom, currently vacant and awaiting its new occupant. This room provides ample space for personalization and comfort.

The shared bathroom is a highlight of this HMO, offering a grand size and featuring a luxurious three-piece suite. The suite includes a low-level WC, a pedestal hand wash basin, and a walk-in shower.



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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