



144 Cog Lane, Burnley, Lancashire, BB11 5BQ  
Offers in the region of £85,000



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Investment Opportunity! HMO Property on Cog Lane, Burnley

Looking for a savvy investment opportunity in Burnley? Look no further! Presenting a fully tenanted and professionally managed House of Multiple Occupancy (HMO) on Cog Lane.

Key Features:

Location: Situated conveniently close to all local amenities and major transport links, making it attractive for tenants.

4 Tenanted Rooms: All rooms in the property are currently occupied, ensuring immediate rental income for the new owner.

Professional Management: Enjoy peace of mind with our professional management services in place, taking care of tenant needs and property maintenance.

Whether you're a seasoned investor or just starting out, this property promises a hassle-free investment with guaranteed returns. Don't miss out on this opportunity to own a prime piece of real estate in Burnley!

Contact us now to arrange a viewing and secure your investment future.

## Description

Bright, Modern rooms available in a great location. Within walking distance to UCLAN and Burnley Town Centre the property would be ideal for students. The property is also close to businesses such as Exertis, Veka and several business parks such as Network 65, Billington Road Industrial Estate and Burnley Bridge Business Park, ideal for workers in and around the area. Close to public transport links and local amenities.

## Situation

All bills are included in the rent!

Gas/electric

Council tax

Wifi

Water rates

Monthly Cleaner

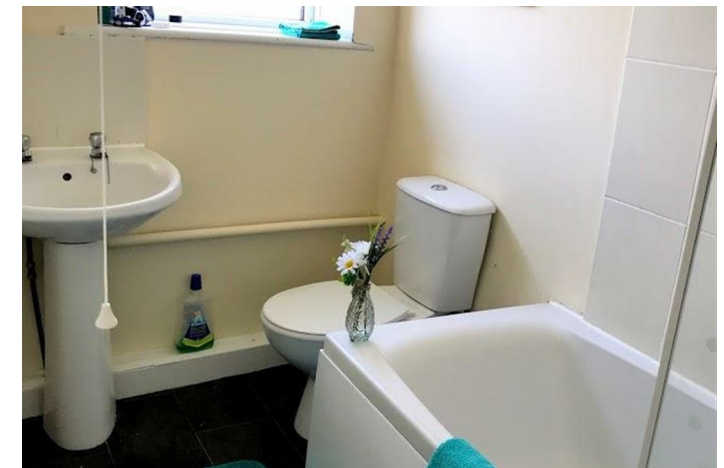
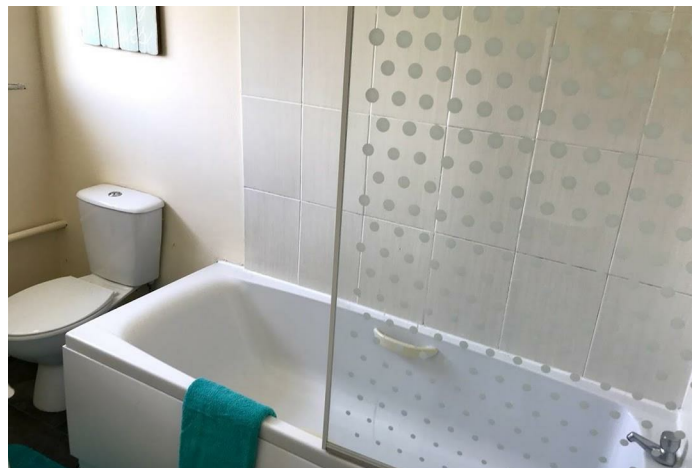
TV License

Contact us to arrange a viewing.

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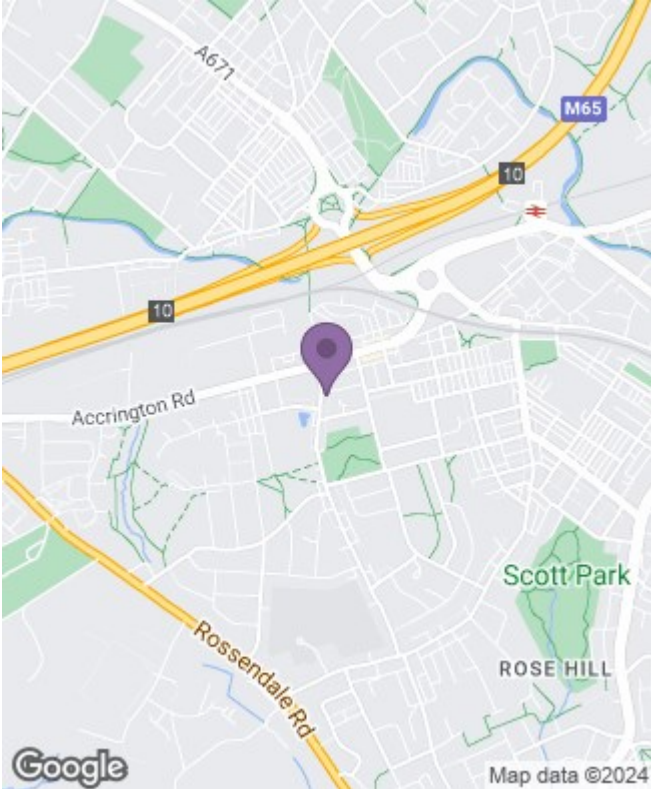
Council Tax Band: A

Available:



# Floor Plans

# Area Map



# Energy Performance Graph

