

Because life is

Petty<sup>TM</sup>  
Real

47 Cleveland Street  
Colne  
BB8 0BD



## For Sale

- Mid terrace
- Ideal for an investor
- Popular location
- Lounge
- Fitted kitchen

## Offers Over £70,000

- Two bedrooms
- Bathroom
- Yard to the rear
- Central heating
- Double glazing





**\*\*INVESTMENT OPPORTUNITY - TENANT IN SITU PAYING £460 PCM\*\***

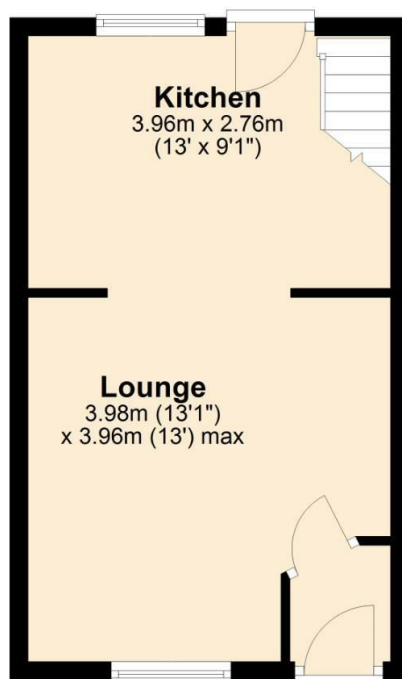
This modern mid-terrace property, perfect for comfortable living. The ground floor comprises a lounge that seamlessly connects to the kitchen, creating an open and inviting living space. The kitchen is well-equipped with modern appliances and ample storage, making it ideal for both cooking and entertaining.

Upstairs, the property offers two well-proportioned bedrooms, each providing a peaceful retreat. The bathroom is stylishly fitted with modern fixtures, offering both functionality and comfort. This setup is ideal for a small family, a couple, or individuals looking for a convenient and comfortable living space.

Outside, the property benefits from a yard at the rear, providing a private outdoor area for relaxation or gardening. Currently, the property is tenanted, generating a steady rental income of £460 per month. This makes it an attractive investment opportunity, with the potential for stable returns. Overall, this mid-terrace home combines modern living with practicality, appealing to both renters and investors alike.

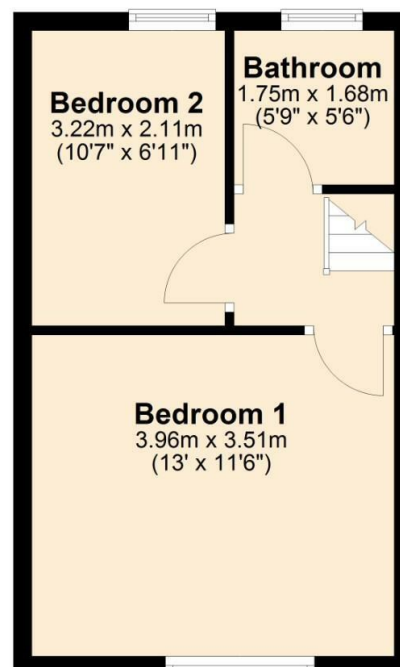
### Ground Floor

Approx. 27.1 sq. metres (291.2 sq. feet)

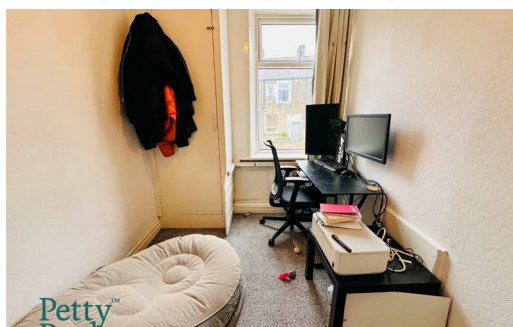


### First Floor

Approx. 27.1 sq. metres (291.2 sq. feet)



Total area: approx. 54.1 sq. metres (582.4 sq. feet)



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