

Because life is

PettyTM
Real

26 Lytton Street
Burnley
BB12 6NS



For Sale

- Mid-Terrace
- Leasehold
- Council Tax Band -
- Two Bedrooms
- Tenant In Situ

Offers Over £70,000

- Perfect Investment Property
- Two Reception Rooms
- Kitchen Extension
- Quiet Lane
- Close To Local Schools & Transport Links

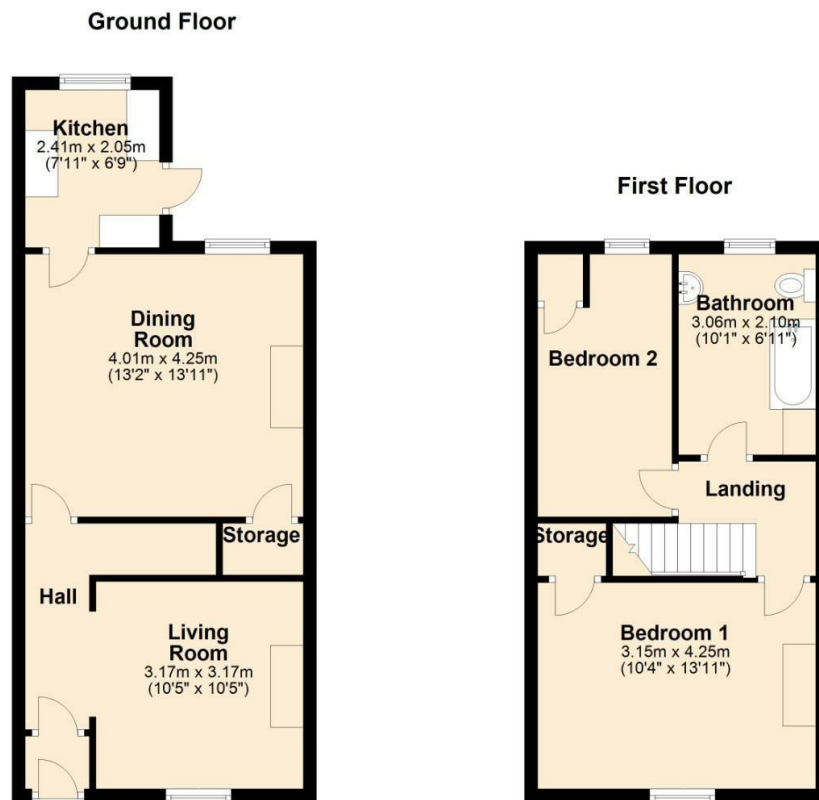


This inviting two-bedroom terrace, nestled on a tranquil lane, offers comfort and convenience. Situated in close proximity to local schools, bus stops, and excellent transport links to Manchester, this home provides easy access to all your daily essentials.

As you step inside, you'll find a cozy front living room adorned with an electric fire, creating a welcoming focal point that sets the tone for a comfortable living space. The rear dining room boasts another electric fire and offers the added convenience of understairs storage, ensuring a clutter-free environment. The property features a practical kitchen extension at the rear, which leads to a backyard.

Upstairs, you'll discover two well-appointed bedrooms, including a spacious double bedroom and a charming single bedroom. These spaces cater to your varying needs, whether you want a guest room or a home office. The bathroom suite is designed for functionality and includes a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead shower.

the property has a tenant in situ and is the perfect investment opportunity.



Total area: approx. 74.6 sq. metres (802.9 sq. feet)



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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