

Because life is

Petty  
Real™

25 Clayton Fold  
Burnley  
BB12 6JD



## For Sale

- Tenant in Situ!
- Two Double Bedrooms
- Open Plan Living
- Top Floor Apartment
- Handily placed for the M65 and M66 motorway networks

## Offers Over £100,000

- Large lounge
- Allocated Parking
- Communal Garden
- Master bedroom with en-suite
- Fitted Kitchen



## TENANT IN SITU! INSTANT CASH FLOW!

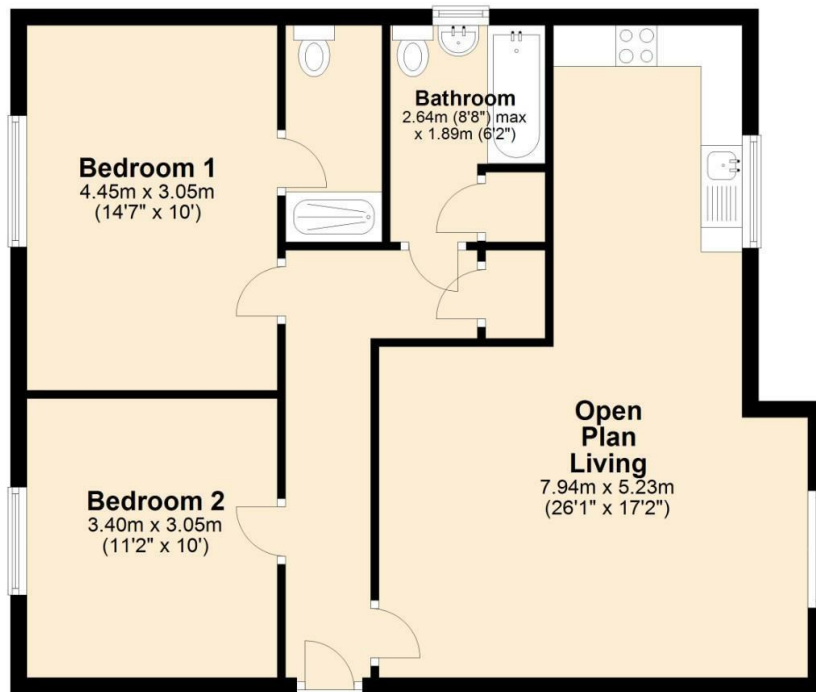
Introducing a rare opportunity for investors - a stunning 2-bedroom apartment boasting a tenant in situ. Nestled within the sought-after locale just off Kiddrow Lane, this modern top-floor residence offers a seamless blend of convenience and comfort.

Step into the expansive L shaped open plan lounge and kitchen, light and spacious. The kitchen comprises white wall and base units with contrasting work surfaces. There are integrated appliances including oven and hob and space for a washing machine.

Two double bedrooms provide ample space for rest and rejuvenation, with the master bedroom featuring its own en-suite facility for added privacy. A pristine three-piece bathroom suite completes the property.

Outside, well-maintained communal gardens offer a tranquil retreat, while allocated parking adds convenience.

### Ground Floor



### 25 Clayton Fold, Burnley



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

[Burnley.sales@pettyreal.co.uk](mailto:Burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)