

Because life is

Petty
Real™

45 Athol Street North
Burnley
BB11 4BS



For Sale

Asking Price £79,950

- Tenant in Situ!
- Mid Terrace
- Light & Airy Lounge
- Dining kitchen
- Two Double Bedrooms

- Three Piece Bathroom Suite
- Instant Cash Flow!
- GCH & double glazing
- EPC: D
- Council Tax: A



Investment Opportunity! 2-Bed Mid-Terrace with Tenant in Situ

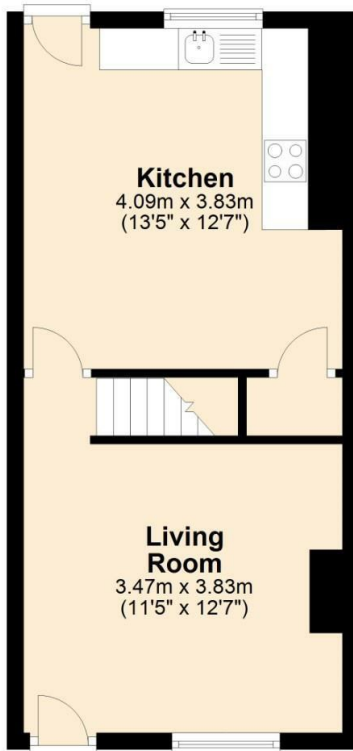
Seize the chance to acquire a lucrative investment property, already generating income with a tenant in place, ensuring instant cash flow. This well-maintained mid-terrace home spans two floors and boasts a thoughtful layout.

On the ground floor, you will find an inviting living room with ample space for relaxation. The central staircase provides easy access to the first floor. At the rear, the spacious dining kitchen features under-stairs storage and a door leading to the back yard.

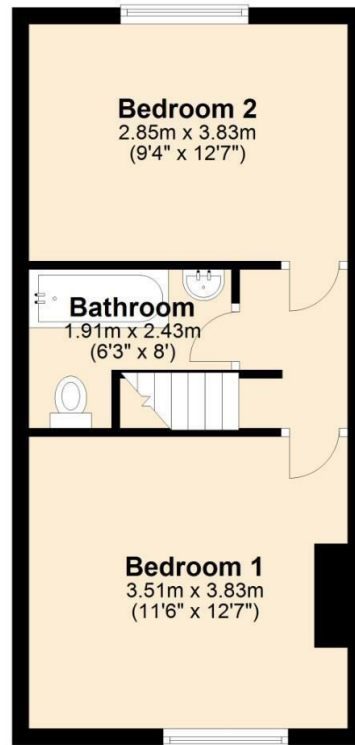
The first floor offers a main bedroom located at the front, a generous double room that benefits from plenty of natural light. A second large double bedroom is positioned at the rear, ideal for guests or family members. Completing the first floor is a family bathroom equipped with a three-piece suite including a pedestal basin, low-level W/C, and a panel bath with an overhead shower for added convenience.

This property is an ideal addition to any investor's portfolio, offering immediate rental income and long-term potential. Don't miss out on this excellent opportunity!

Ground Floor



First Floor



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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