

Because life is

Petty
Real™

6 The Courtyard
Burnley
BB11 3PJ



For Sale

Asking Price £85,000

- Investment Opportunity
- Tenant in Situ
- Instant Cash Flow
- First Floor
- Living Kitchen

- Integrated Appliances
- Gas Central Heating
- Private Entrance
- Secure Gated Parking
- EPC Rated C



Attention Investors! Tenant in Situ! Instant Cash Flow!

Welcome to a fantastic investment opportunity! This beautifully presented one-bedroom apartment comes with a tenant in situ, providing an instant cash flow for savvy investors. Situated on the first floor, this charming apartment offers its own private entrance for added privacy and convenience.

As you ascend the stairs, you'll be greeted by an inviting open-plan living kitchen area. This versatile space is designed for comfort and convenience, easily accommodating both relaxation and dining. The kitchen features sleek matching wall and base units, paired with stylish contrasting work surfaces. You'll appreciate the integrated fridge freezer, oven, and hob.

A door from the living area leads into a well-lit hallway, granting access to a spacious double bedroom. Adjacent to the bedroom, you'll find a contemporary three-piece bathroom complete with a panel bath and an overhead shower.

Additional built-in storage solutions are thoughtfully integrated throughout the property.

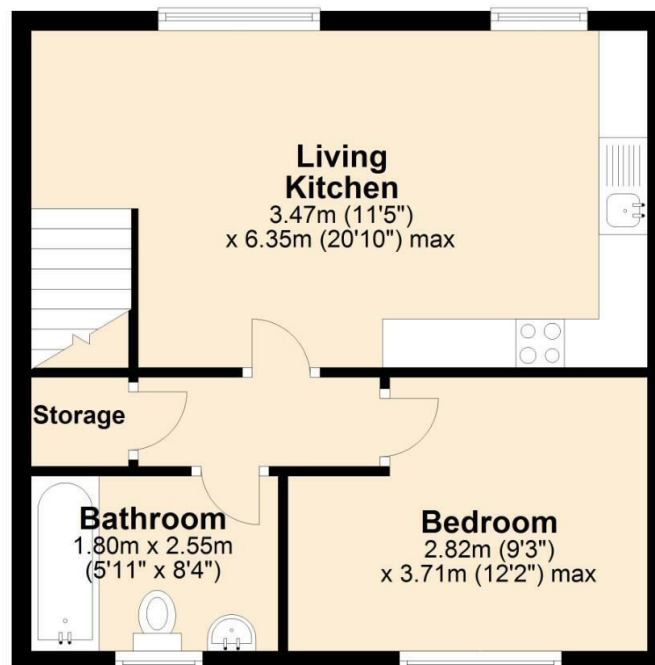
The property also benefits from a new boiler and secure gated parking with an allocated parking spot.

Don't miss out on this incredible investment opportunity! This well-maintained apartment promises immediate rental income.

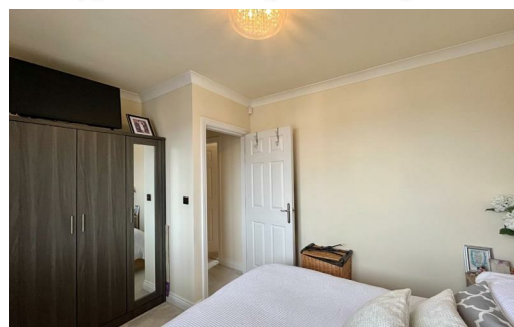
Contact us today to schedule a viewing and secure your next lucrative investment.

Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 40.6 sq. metres (436.8 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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk