

Because life is

Petty<sup>TM</sup>  
Real

12 Hudson Street  
Burnley  
Lancashire  
BB11 4PL



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

£45,000

- Tenant In Situ
- Two Bedrooms
- Mid Terrace
- Instant Cash Flow
- Two Reception Rooms



## SOLD AS SEEN BY MODERN METHOD OF AUCTION

This is a two bedroom mid terraced property being sold with a tenant in-situ paying £411pcm (£95 per week). An ideal investment providing an instant cash flow at a 7% yield.

There are two reception rooms, an extended kitchen and a rear yard.

To the first floor are two bedrooms and a family bathroom.



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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