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Real

18 Coultate Street  
Burnley  
BB12 6RD



For Sale

Asking Price £65,000

- For Sale With Tenant In Situ.
- Attention Investors.
- Monthly Rental Income: £450.
- Mid Terrace Property.
- Two Bedrooms.

- One Reception Room.
- Three Piece Bathroom.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.





## Charming Two-Bedroom Mid-Terrace – Tenant in Situ

Welcome to Coultate Street, Burnley – an excellent investment opportunity with a tenant in situ, generating £450 pcm (£5,400 per annum).

Upon entering through the front door and vestibule, you step into a well-proportioned reception room, offering ample space for a sofa, TV unit, and additional furnishings. A standout feature is the stonework on the chimney breast, adding character to the space.

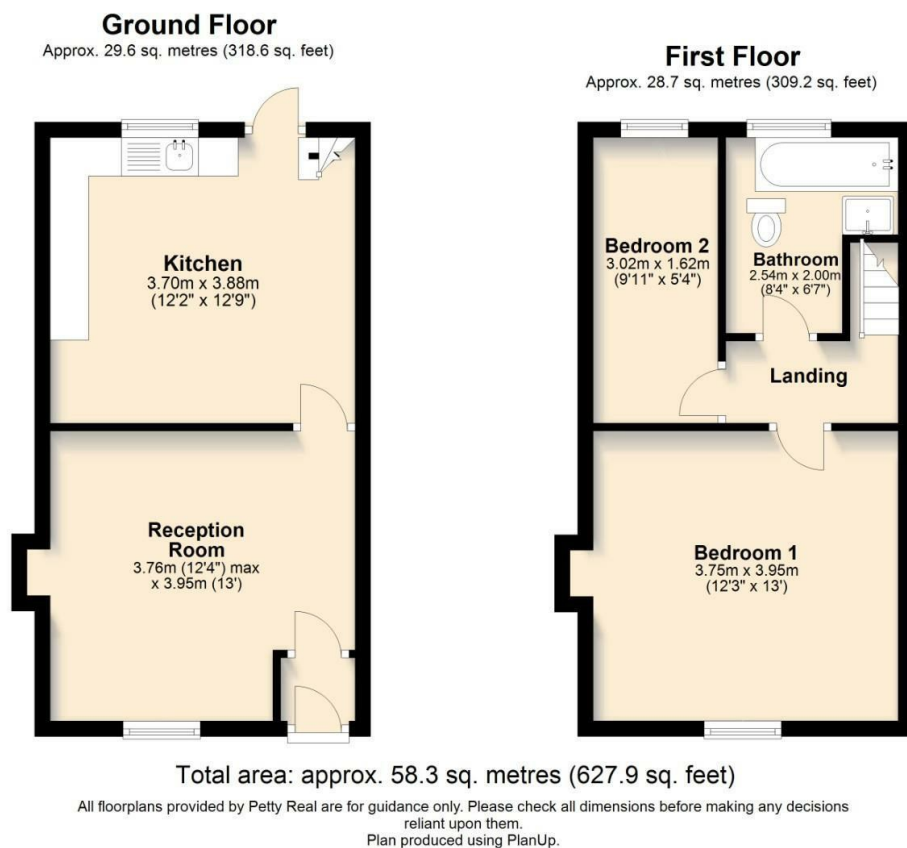
Moving through to the kitchen, you'll find countertops along the left and back walls, with the sink positioned beneath the rear window, allowing natural light to brighten the space.

Upstairs, the master bedroom spans the front of the property, providing plenty of space for a large bed, wardrobe, and bedside tables. The second bedroom, while more compact, is versatile—ideal as a child's bedroom, guest room, or home office.

The bathroom is fitted with a three-piece suite, including a bath with an overhead shower, sink, and toilet.

Externally, the property benefits from a rear yard, offering additional outdoor space.

A fantastic buy-to-let opportunity in a convenient location—enquire today!



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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)