

Because life is

PettyTM
Real

22 Coultate Street
Burnley
BB12 6RD



For Sale

Asking Price £70,000

- *Attention Investors*
- Two Bedrooms.
- Mid-terrace Property.
- Two Reception Rooms.
- Three Piece Bathroom.

- Kitchen To Rear.
- Rear Garden.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



FOR SALE – INVESTMENT OPPORTUNITY – TENANT IN SITU

Petty Real is delighted to offer to the market this well-maintained two-bedroom mid-terrace property on Coultate Street, Burnley, presenting an ideal opportunity for landlords and investors alike. With a reliable tenant in situ paying £500pcm, this property offers a solid annual return of £6,000.

On entry, you are welcomed into a spacious first reception room, currently used as the main living area, offering flexibility and comfort. Continuing towards the rear, the second reception room is being utilised as a dining space, perfectly connected to the extended kitchen. The kitchen is a standout feature, offering ample countertop space across all four walls and room for a breakfast bar. A window above the sink provides a view of the enclosed rear yard.

Upstairs, the property boasts a generously sized master bedroom at the front, providing ample room for various furniture layouts. The gas boiler is conveniently positioned in the rear corner of this room. The second bedroom, situated to the rear, is best suited as a single bedroom, home office or nursery. Completing the first floor is a three-piece family bathroom comprising a bath with overhead shower, toilet and wash basin.

This property is an ideal turnkey investment, located in a popular rental area with strong rental demand.

Key Information:

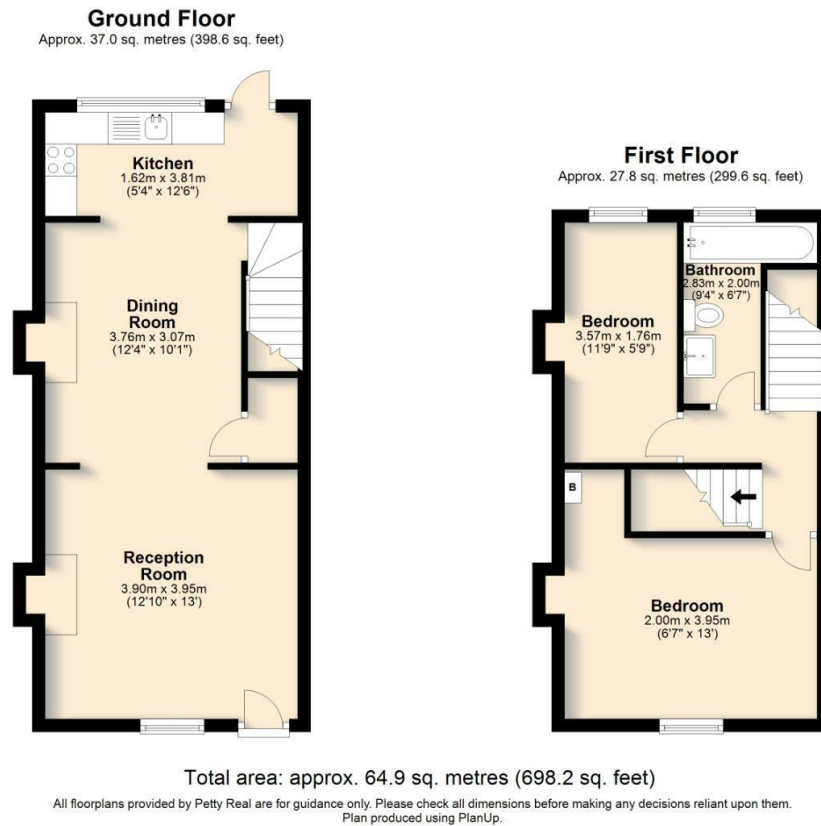
Tenure: Leasehold

Council Tax Band: A

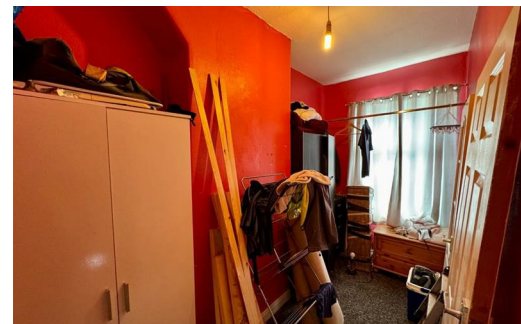
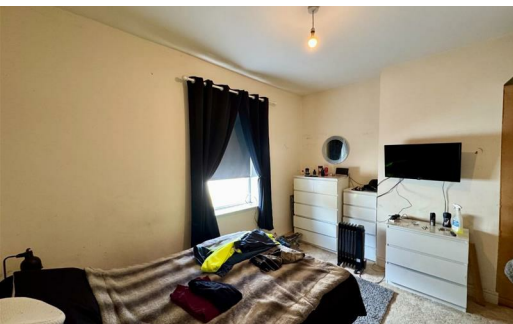
EPC Rating: D

Current Rent: £500pcm (£6,000pa)

Early interest is anticipated – contact Petty Real today to arrange your viewing.



Coultate Street, 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.

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