

Because life is

PettyTM
Real

156 Cog Lane
Burnley
BB11 5BQ



For Sale

- *Sold With Tenant-In-Situ.*
- Mid Terrace Property.
- Two Bedrooms.
- Large Reception Room.
- Three Piece Bathroom.

Asking Price £65,000

- Tenant Monthly Rental: £425PCM = £5,100 P/A.
- *Attention Investors*
- Council Tax Band: A.
- EPC Rating: D.
- Leasehold.



Petty Real are delighted to present this excellent investment opportunity on Cog Lane, Burnley.
Offered for sale with a sitting tenant in situ, currently paying £425 per calendar month, the property generates an annual income of £5,100—presenting an attractive yield for investors.

Upon entering the property via the entrance vestibule, you are welcomed into a generously proportioned reception room. This spacious living area offers ample room for a variety of furniture configurations, making it a versatile and comfortable space.

To the rear of the property lies a practical kitchen, fitted with worktop space along both the near and rear walls, providing an efficient and functional cooking environment.

Upstairs, the property offers two well-sized bedrooms. The master bedroom is located to the rear and benefits from peaceful views over the yard, while the second bedroom sits at the front of the house. Both rooms are bright and adaptable, suitable for double beds and additional furnishings.

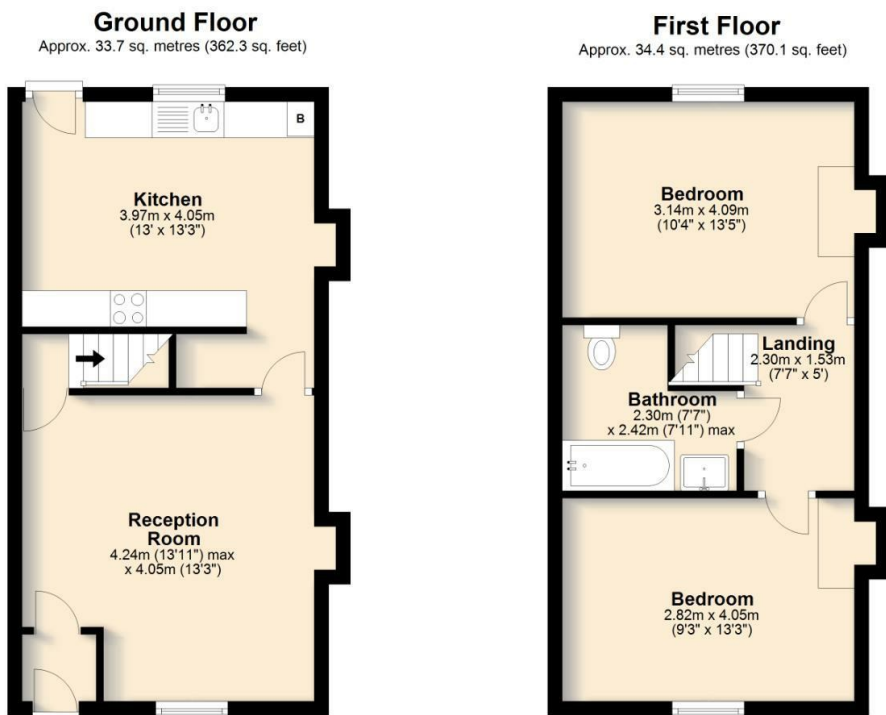
The family bathroom comprises a three-piece suite including a bath with overhead shower, wash basin, and WC—perfectly suited to the needs of modern living.

Externally, the property features a private rear yard, ideal for low-maintenance outdoor space or storage needs.

Key Details:

Tenure: Leasehold
EPC Rating: D
Council Tax Band: A

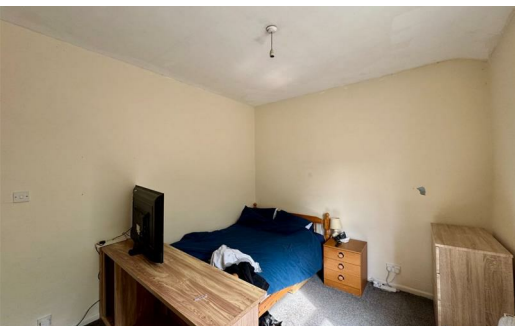
This is a fantastic opportunity to acquire a ready-made investment with a tenant in place, in a popular and well-connected area of Burnley.



Total area: approx. 68.0 sq. metres (732.3 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Cog Lane, 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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