

Because life is

PettyTM
Real

19 Windsor Street
Burnley
BB12 6RW



For Sale

Asking Price £75,000

- *Attention Investors!*
- For Sale With Tenant In Situ.
- Tenant Paying: £450pcm - Annual income £5,400.
- Mid Terrace Property.
- Two Bedrooms.

- Large Reception Room.
- Three Piece Bathroom.
- EPC Rating: C.
- Council Tax Band: A.
- Leasehold.



Petty Real are delighted to bring to market this well-presented two-bedroom mid-terrace property on Windsor Street, Burnley. Offered for sale with a tenant in situ, this property is currently generating £450 per calendar month (£5,400 per annum), making it an ideal opportunity for landlords seeking to expand their portfolio with a ready-made income stream.

Internally, the property offers a spacious ground-floor layout with a generous reception room, allowing for a range of furniture configurations to suit any lifestyle. This leads into a practical kitchen, complete with counter space along two walls and a sink positioned to overlook the enclosed rear yard.

Upstairs, the master bedroom spans the front of the property and provides ample space for a double bed and additional furniture. The second bedroom, overlooking the rear, is well-suited as a child's room, guest bedroom, or home office. Completing the first floor is a three-piece bathroom suite comprising a WC, pedestal sink, and a bathtub with an overhead shower.

Located close to local amenities, schools, and transport links, this property is well-positioned for both tenants and future resale potential.

Important Information:

Tenure: Leasehold (please contact agent for details)

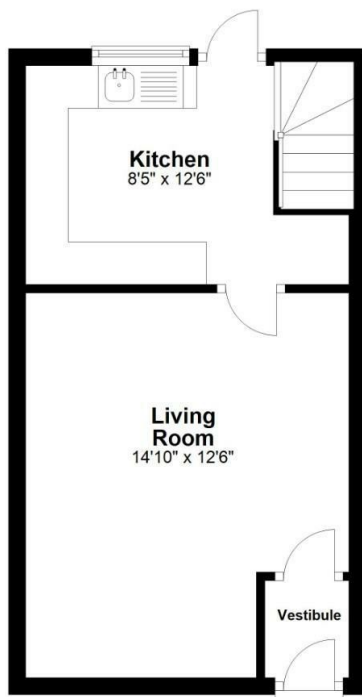
EPC Rating: C

Council Tax Band: A

This is a fantastic investment opportunity in a popular rental area—early viewing is highly recommended to avoid disappointment.

Ground Floor

Approx. 279.6 sq. feet



First Floor

Approx. 294.1 sq. feet



Total area: approx. 573.7 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.

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