

Because life is

PettyTM
Real

2b Clough Street
Burnley
Lancashire
BB11 4BG



For Sale

Asking Price £75,000

- *Attention Investors!!
- Available For Sale With Tenant In Situ.
- Tenant Paying: £
- **Unique Opportunity To Own Both Properties With 2A Also For Sale!**
- Two Bedroom Semi Detached Property.

- Two Reception Rooms & Kitchen.
- Three Piece Bathroom.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Petty Real are delighted to present this excellent investment opportunity on Clough Street, Burnley – a two-bedroom semi-detached property with the added bonus of next door also available for purchase!

Offered with a tenant in situ, this property is ideal for investors looking to expand their portfolio. The current tenant pays £500 per calendar month, generating a gross annual yield of £6,000.

Internally, the property features two spacious reception rooms, offering versatile living arrangements – whether you envision a cosy lounge and a formal dining area, or prefer to repurpose one room as a home office or playroom, the choice is yours.

To the rear, the kitchen provides a functional space with views over the enclosed rear yard, perfect for low-maintenance outdoor use.

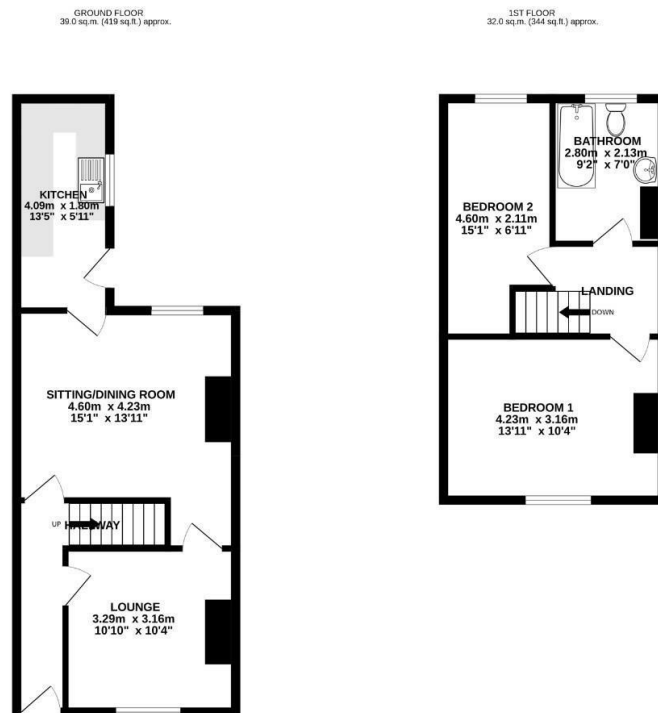
Upstairs, the master bedroom spans the front of the property and offers generous proportions, easily accommodating a range of bedroom furnishings. The second bedroom and three-piece family bathroom are accessed via the landing, completing the well-thought-out first floor layout.

Key Information:

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

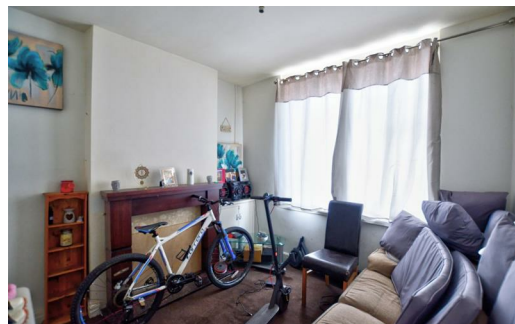
Whether you're a seasoned investor or new to the rental market, this property presents a fantastic opportunity – particularly when paired with the neighbouring home also being available.

Don't miss out – call our branch today on 01282 415111 to arrange your viewing!



TOTAL FLOOR AREA: 70.9 sq.m. (763 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, materials and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made and Issued: 10/2023



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4 Manchester Road, Burnley, Lancashire, BB11 1HH
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Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk