

Because life is

PettyTM
Real

127 Hollingreave Road
Burnley
BB11 2HU



For Sale

Asking Price £65,000

- **Attention Investors!**
- Available For Sale With Tenant In Situ.
- Tenant Paying £400.00 (£4,800 P/A)
- Large Two Bedroom Mid Terrace.
- Spacious Reception Room.

- Generous Kitchen Space.
- Three Piece Bathroom.
- Rear Yard.
- Within Short Walking Distance To Burnley Town Centre.
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present this well-maintained two-bedroom mid-terrace property on Hollingreave Road, Burnley, offered for sale with a tenant in situ and generating a solid rental return of £400pcm (£4,800 per annum)—an ideal opportunity for landlords seeking a ready-made investment.

Upon entering, you are welcomed into a generous reception room featuring a striking stone fire surround and a stylish full-length feature wall. The room offers ample space for a sofa, coffee table, and additional furnishings, creating a warm and comfortable living area.

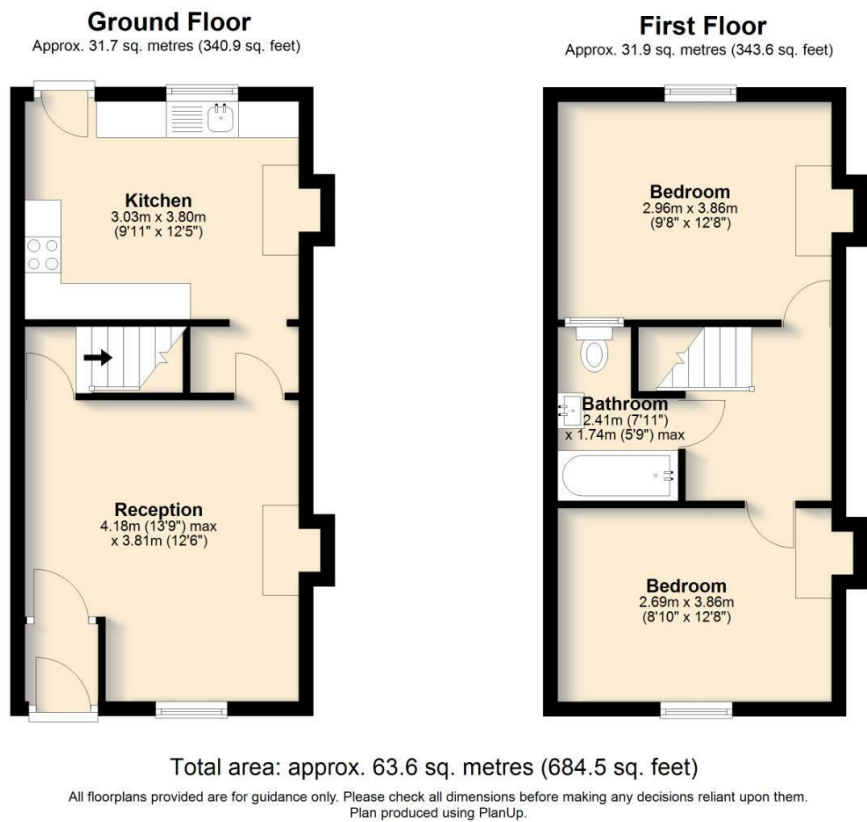
The kitchen sits to the rear and provides an efficient layout with worktops spanning three sides, offering excellent preparation space. Storage units are located beneath the counters and above the rear wall. The sink is positioned beneath the rear window, while the hob and oven are conveniently placed at the end of the left-hand run of units.

To the first floor, the master bedroom overlooks the front of the property and provides plenty of room for a range of freestanding furniture. Across the landing, the second bedroom enjoys views over the rear yard and includes useful built-in storage beside the chimney breast. The bathroom is centrally located over the stairs and features a three-piece suite comprising a bath with overhead shower, wash basin, and WC.

Externally, the property benefits from an enclosed rear yard.

Situated close to Burnley Town Centre and Burnley Football Club, the location offers excellent access to local amenities and transport links, including Manchester Road train station just a short walk away. This property presents a promising investment in a convenient and popular area.

(Note: The Second bedroom photo has been edited with Gemini to best show the room space.)



Hollingreave Road, 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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