

Because life is

PettyTM
Real

26 Lowerhouse Lane
Burnley
BB12 6HU



For Sale

- **Attention Investors - For Sale With Tenant In Situ!**
- Two Bedroom Mid Terrace.
- Two Large Reception Rooms.
- Kitchen To Rear.
- Three Piece Bathroom.

Asking Price £85,000

- Garden Forecourt & Rear Yard.
- Tenant Paying: £550PCM (£6,600 Per Annum.)
- Situated Between Burnley And Padiham - Good Access To Transport Links.
- Savy Investment!
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present Lowerhouse Lane, Burnley, a well-maintained two-bedroom mid-terrace ideal for investors. The property is sold with tenants in situ, currently achieving £550pcm (£6,600 per annum), offering an attractive and immediate rental yield.

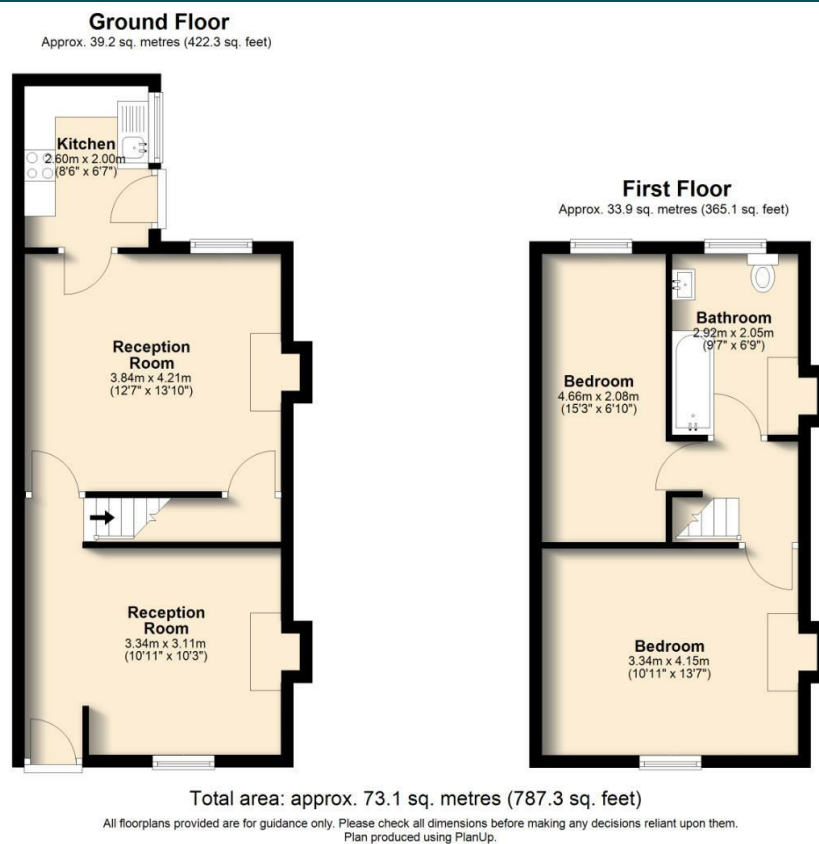
Upon entering, you are welcomed into the first reception room, a versatile space suitable as a main lounge or dining area, comfortably accommodating larger furnishings. Continuing through, the second reception room—currently used as the primary living area—offers equal flexibility and generous proportions, making it ideal for either relaxation or dining.

To the rear, the kitchen is neatly arranged with work surfaces along three walls, space for a fridge-freezer, integrated oven with hob, sink positioned beneath the window, and the boiler set to the rear wall.

Upstairs, the master bedroom sits at the front, providing a spacious layout for a double bed and freestanding furniture. The second bedroom, located across the landing, is another well-sized room perfect as a child's bedroom, guest room, or home office. Completing the first floor is the family bathroom, fitted with a three-piece suite including bath with overhead shower, wash basin, and WC.

Externally, the property benefits from a rear yard and enjoys a convenient location between Burnley and Padiham, close to well-regarded schools, parks, amenities, and only a short drive from the M65, offering excellent transport links.

An ideal addition to any investment portfolio.



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.

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