

Because life is

PettyTM
Real

38 Scarlett Street
Burnley
BB11 4LQ



For Sale

- Attention Investors - Available For Sale With Tenant In Situ.
- Monthly Income: £400PCM (£4,800P/A)
- Two Bedroom Mid Terrace Property.
- Large Kitchen.
- Three Piece Bathroom.

Asking Price £67,500

- Rear Yard.
- Opportunity Not To Be Missed!
- Close To Major Transport Links.
- Short Distance From Burnley Town Centre.
- Leasehold | EPC Rating: D | Council Tax Band: A



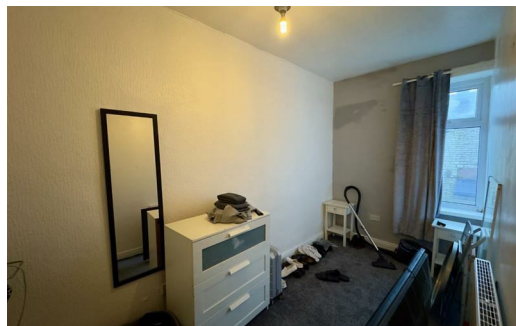
Petty Real are delighted to present Scarlett Street, Burnley—a well-maintained two-bedroom mid-terrace property offered for sale with a long-term tenant in situ, providing an immediate and reliable income. Currently achieving £400pcm (£4,800 per annum), this is an excellent opportunity for landlords seeking a ready-made investment.

Upon entering via the front door and vestibule, you are welcomed into the first reception room, a versatile space ideal as a comfortable lounge or a formal dining area. Continuing through, the second reception room sits at the rear and is utilised as the main living space. Generous in size, it easily accommodates a range of freestanding furniture, including multiple sofas and a coffee table, and features a gas fire, creating a cosy focal point.

Accessible from the second reception room, the kitchen offers practical worktop space to both sides with fitted cupboards above and below. A window above the sink overlooks the rear yard, and there is provision for a freestanding oven and hob.

To the first floor, the master bedroom spans the width of the property at the front and benefits from fitted wardrobes along one wall, enhancing the sense of space. At the rear, the second bedroom provides another generous room with useful over-stairs storage, making it ideal as a child's room, guest space, or home office. The accommodation is completed by a three-piece bathroom suite with bath and overhead shower, wash basin, WC, and additional storage set beside the chimney breast.

With a dependable tenant already in place, this property represents a fantastic buy-to-let investment offering immediate returns and long-term potential.



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.