



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

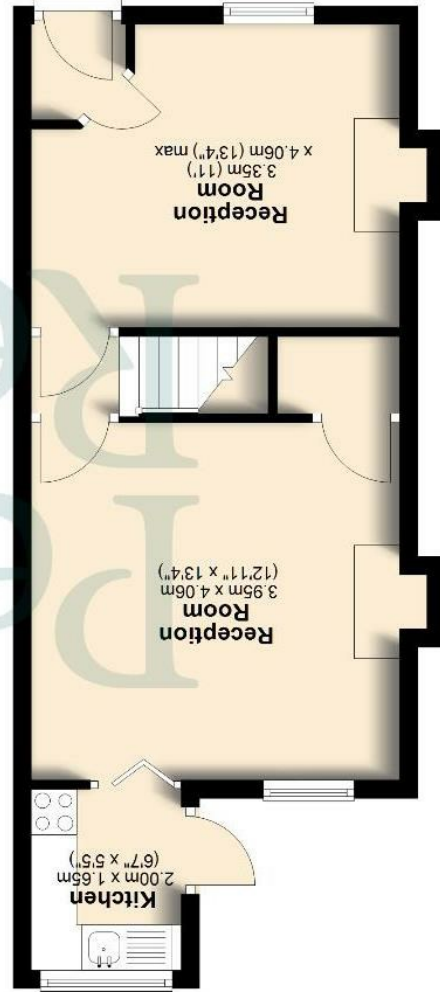
St Johns Road, Burnley

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanLP.

Total area: approx. 71.9 sq. metres (774.0 sq. feet)



First Floor
Approx. 34.6 sq. metres (371.9 sq. feet)



Ground Floor
Approx. 37.4 sq. metres (402.0 sq. feet)



Asking Price £89,950



54 St. Johns Road

Burnley
BB12 6RP



Council Tax Band: A



Petty Real are delighted to present to the market this spacious two-bedroom, two-reception-room mid-terrace property on St. Johns Road, Burnley. Offered as an excellent investment opportunity, the property is currently tenanted at £595 PCM, generating an annual rental income of £7,140, with the current tenant having occupied the property since October 2025.

The accommodation benefits from a garden forecourt to the front and an enclosed rear yard, while its convenient location provides excellent access to the M65 motorway network and is within easy reach of both Burnley and Padiham town centres.

An ideal addition to any investment portfolio, early viewing is recommended. Contact our Burnley office today on 01282 415111 to arrange an appointment.

Property Description:

Entering the property through the front door, you are welcomed into a useful vestibule (1.04m x 1.05m), providing separation from the main living accommodation and leading directly into the first reception room.

The front reception room (4.06m x 3.35m) is a bright and inviting space with ample room for a range of freestanding furniture. A feature chimney breast creates an attractive focal point, complemented by decorative wall lights to either side, adding warmth and character to the room.

To the rear, the second reception room (4.06m x 3.95m) offers excellent versatility and can comfortably serve as either the principal living room or a spacious dining room. The generous proportions allow for a variety of furniture layouts, including sofas, coffee tables and entertainment units, or alternatively a large dining table and chairs. Its open connection to the kitchen creates a practical and sociable living environment.

The kitchen (1.65m x 2.00m) is well arranged for everyday use, featuring worktop space along both the side and rear walls. The sink is positioned beneath the rear-facing window, providing natural light to the workspace, while the hob is conveniently located on the side wall. The layout offers an efficient and functional area for meal preparation.

The landing provides access to two bedrooms and the family bathroom.

Situated at the front of the property, the generous principal bedroom (3.43m x 3.35m) benefits from a comprehensive range of built-in wardrobes along one wall, together with additional overhead storage above the bed area. The integrated storage maximises floor space, creating a comfortable and spacious double bedroom.

Bedroom Two (4.06m x 2.75m) is a well-proportioned room that would make an excellent child's bedroom, guest room or home office, offering flexibility to suit a variety of lifestyle requirements.

The family bathroom (1.65m x 2.05m) is fitted with a three-piece suite comprising a panelled bath with overhead shower, wash hand basin and low-level WC.

To the front of the property is a garden forecourt, whilst to the rear is an enclosed private yard providing useful outdoor space.

Additional Information

A significant benefit of this property is the recently replaced roof, completed within the last 12 months. The roof further benefits from a 12-year guarantee, offering valuable peace of mind for both owner-occupiers and investors alike.

Currently tenanted at £595 PCM, generating an annual rental income of £7,140, this property represents an attractive investment opportunity with an established tenant in situ since October 2025.

View more about this property online....

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