

  
7 Willow Street, Burnley  
Burnley

Guide Price £45,000



## 7 Willow Street

Burnley, Burnley

Fantastic investment opportunity, priced to sell and offering excellent rental potential of approximately £800 PCM.

This spacious property does require some renovation, making it ideal for investors looking to add value. Conveniently located close to Burnley town centre and with easy access to motorway links, it is well-positioned for tenants.

Externally, the property features a garden forecourt. Upon entering, you are welcomed by a hallway leading to a bright front lounge with a bay window. To the rear, there is a large dining room and a recently updated U-shaped kitchen, complete with an electric oven and hob. A cellar provides useful additional storage space.

The first floor offers three bedrooms, two doubles and one single, along with two family bathrooms, both fitted with a low-level WC, pedestal wash basin, and panelled bath with overhead shower.

The top floor adds further versatility with two additional bedrooms, making this a substantial property with strong rental appeal.

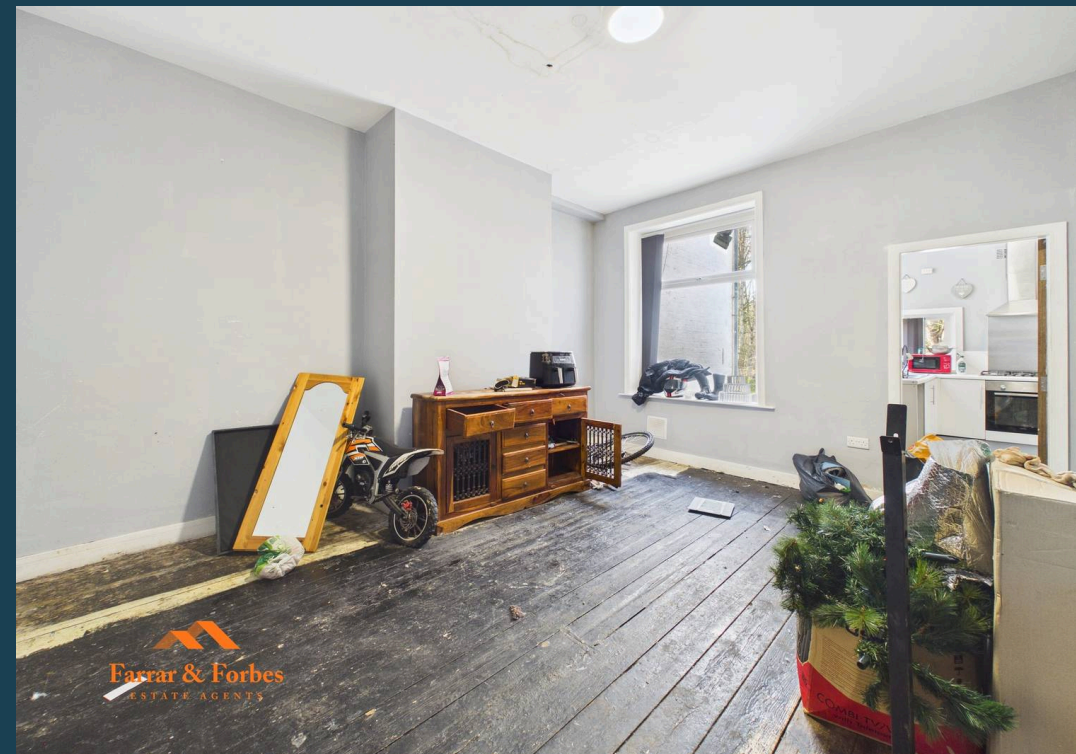
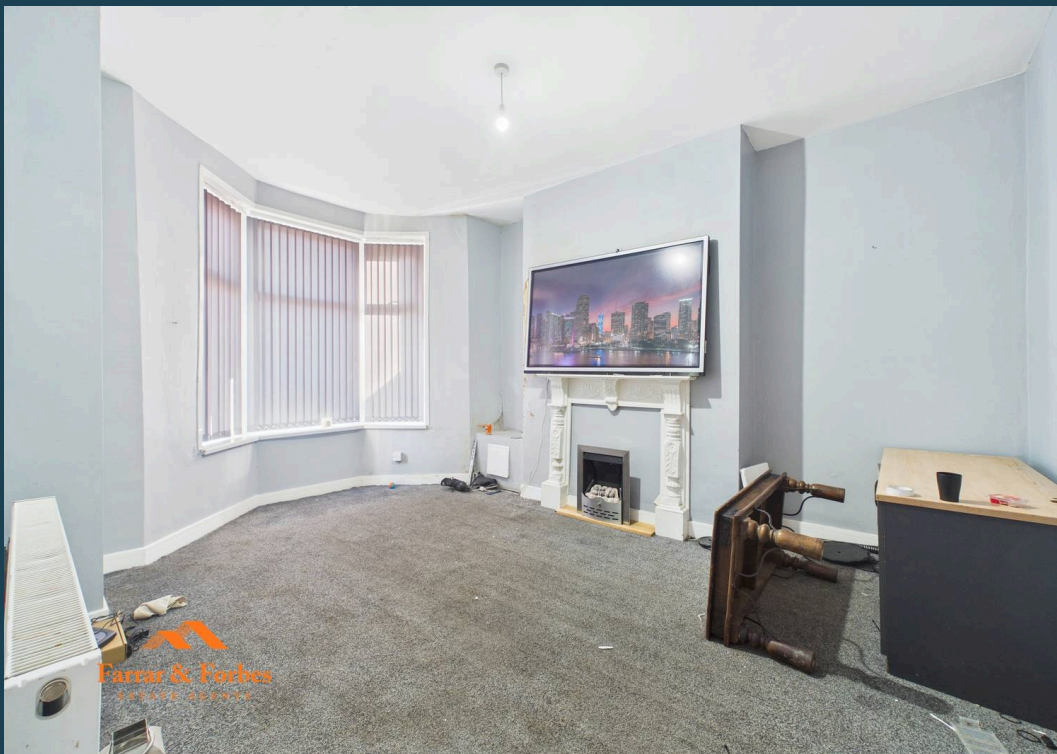
Early viewing is highly recommended to appreciate the size and potential on offer.

- Four Bedrooms
- Lounge & Dining Room
- Modern Method of Auction
- Reservation Fee Applies



**Farrar & Forbes**  
ESTATE AGENTS

**For Sale Via Modern Method Of Auction**  
**Terms & Conditions Apply**  
**Reservation Fee Applies**  
**Subject To An Undisclosed Reservation Price**





Approximate total area<sup>(1)</sup>  
52.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Farrar & Forbes Estate Agents

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