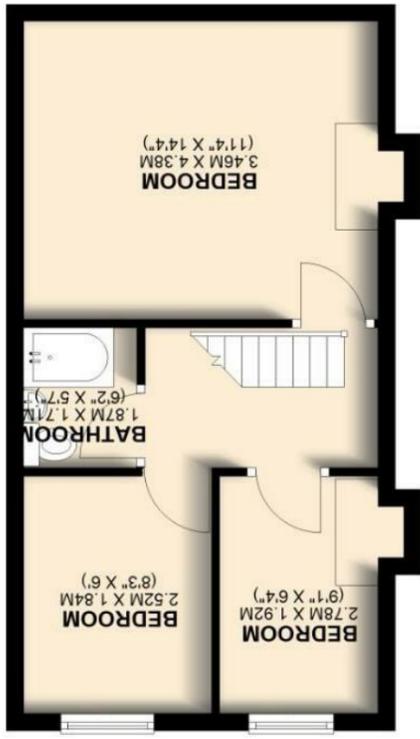




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and 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.

SWINDON STREET, BURNLEY

TOTAL AREA: APPROX. 84.6 SQ. METRES (910.2 SQ. FEET)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



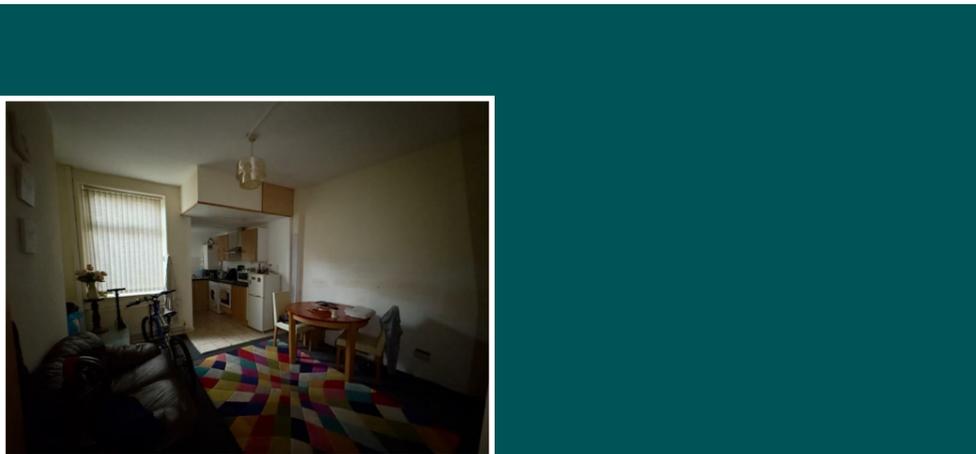
FIRST FLOOR  
APPROX. 34.1 SQ. METRES (366.9 SQ. FEET)



GROUND FLOOR  
APPROX. 50.5 SQ. METRES (543.3 SQ. FEET)



Asking Price £104,950



30 Swindon Street

Burnley  
BB11 4PF



Council Tax Band: A



Petty Real are delighted to present to the market Swindon Street, Burnley – a well-positioned three-bedroom end-terrace property offering an excellent opportunity for investors. The property is currently generating £600 PCM (£7,200 P/A) and benefits from a popular residential location with convenient access to major transport links, including the M65 motorway and Manchester Road Train Station. With strong rental demand in the area and good local amenities nearby, this property represents a solid, ready-made investment.

### Description

Entering the property via the vestibule, you are welcomed into the first reception room (3.5m x 4.1m), an ideal primary living space featuring a front-facing window that provides plenty of natural light. There is useful space to the side of the chimney breast, perfectly suited for a TV stand and media setup.

Moving through, you will find the second reception room (5.2m x 6.4m), a generously sized and versatile area offering ample room for a large dining table and additional freestanding furniture. With its seamless link to the kitchen, this room lends itself well to entertaining and could alternatively be used as the main living area, depending on preference.

The kitchen (3.1m x 1.6m) is fitted with worktops running along the right-hand and rear walls. The sink and boiler are positioned to the rear, while the gas hob is located along the right wall. There is also space for a freestanding washing machine and fridge freezer, making the layout practical and efficient.

To the first floor, the master bedroom (3.4m x 4.3m) is located to the front of the property and offers ample space for a large bed, bedside cabinets, wardrobe, and additional furniture. Across the landing are bedroom two (2.78m x 1.92m) and bedroom three (2.52m x 1.84m), both well-suited for children's bedrooms, guest rooms, or home office spaces.

The bathroom (1.87m x 1.71m) is fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC, completing the accommodation.

View more about this property online...

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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