



144 Cog Lane, Burnley, Lancashire, BB11 5BQ
Offers in the region of £85,000



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4-Room HMO - Excellent Investment Opportunity -Needs Furnishing & TLC Prime Location!

This 4-room HMO property offers a fantastic opportunity for investors or landlords looking to add value. Situated close to local amenities, shops, and main transport links, it's ideally positioned for strong rental demand.

The property is partially set up as an HMO but requires some furnishing and light refurbishment to bring it up to full letting standard. Once improved, it has the potential to deliver excellent returns in a high-demand area.

Key Features:

- 4 spacious bedrooms
- Communal kitchen and bathroom facilities
- Scope to modernise and increase rental income

Description

Bright, Modern rooms available in a great location. Within walking distance to UCLAN and Burnley Town Centre the property would be ideal for students. The property is also close to businesses such as Exertis, Veka and several business parks such as Network 65, Billington Road Industrial Estate and Burnley Bridge Business Park, ideal for workers in and around the area. Close to public transport links and local amenities.

Situation

All bills are included in the rent!

Gas/electric

Council tax

Wifi

Water rates

Monthly Cleaner

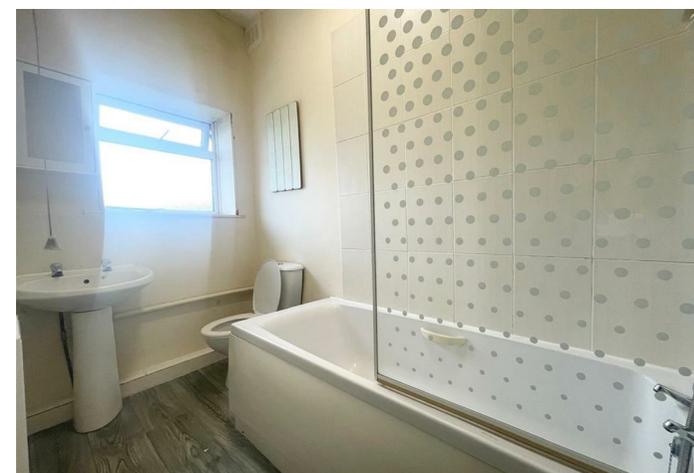
TV License

Contact us to arrange a viewing.

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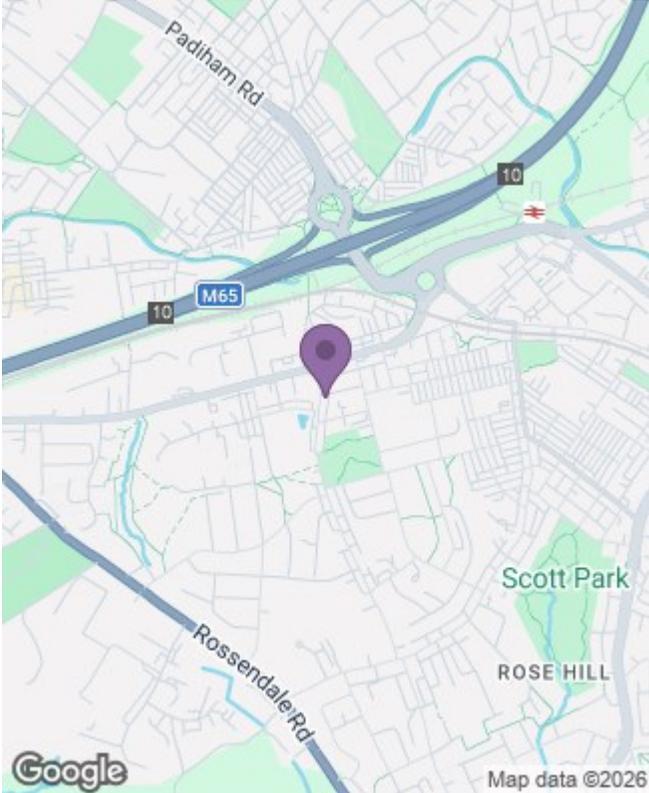
Council Tax Band: A

Available:



Floor Plans

Area Map



Energy Performance Graph

