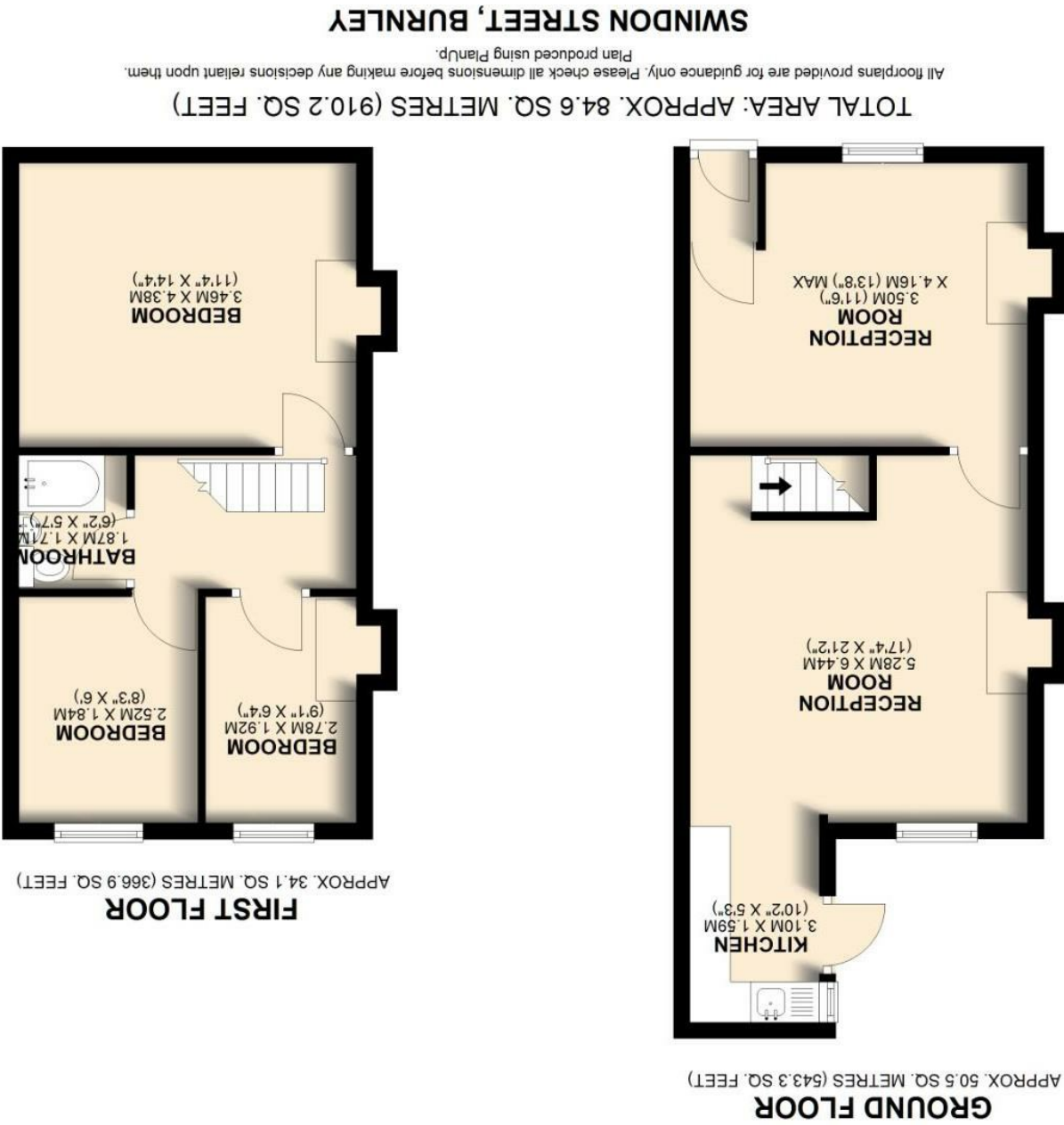


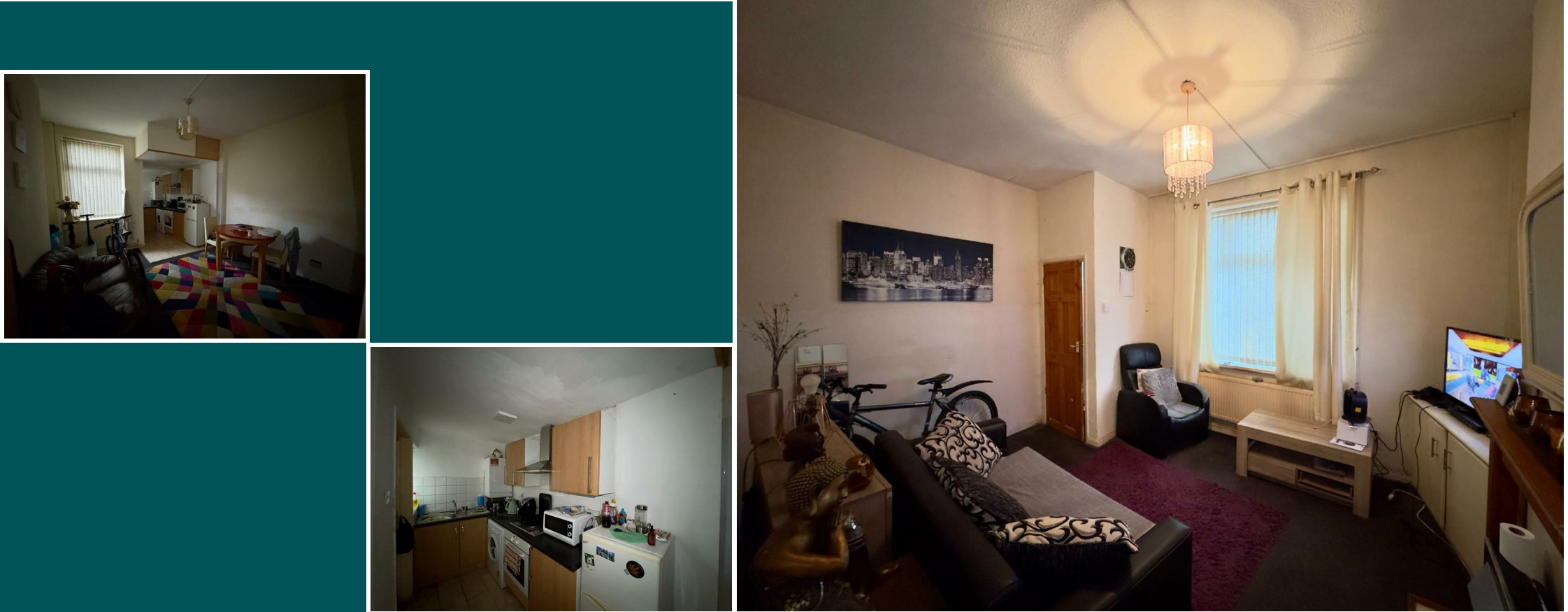
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should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your



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Real™

Asking Price £104,950



30 Swindon Street

Burnley
BB11 4PF

3 1 2 D

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....

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