





Leyland Road, Burnley, BB11 3DR
Offers Over £55,000

PRICED TO ATTRACT - POTENTIAL TO TRANSFORM

This spacious, two bedroom, stone-built mid-terrace property presents an excellent opportunity for first time buyers looking to get onto the property ladder or investors and landlords seeking their next project.

In need of refurbishment, the property offers plenty of potential for those looking to put their own stamp on a home or add value through improvement.

Situated in a popular residential area, the property is conveniently located close to Burnley town centre, with local shops, supermarkets, schools and everyday amenities all within easy reach. There are also good transport links nearby, including train stations and access to the M65 motorway network.

Additional benefits include uPVC double glazing and gas-fired central heating.

Whether you're looking for a property to make your own or an investment opportunity with potential, this home is well worth a closer look. The estimated rent per month is between £550 PCM to £650 PCM, depending on the specification.

Lounge
12'1" x 14'1" (3.70 x 4.30)

Kitchen
9'6" x 13'5" (2.90 x 4.10)

Cupboard
2'3" x 6'6" (0.70 x 2.00)

Bedroom
9'6" x 13'5" (2.90 x 4.10)

Bathroom
9'6" x 4'11" (2.90 x 1.50)

Bedroom
12'5" x 8'10" (3.80 x 2.70)





Disclaimer:
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure: Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

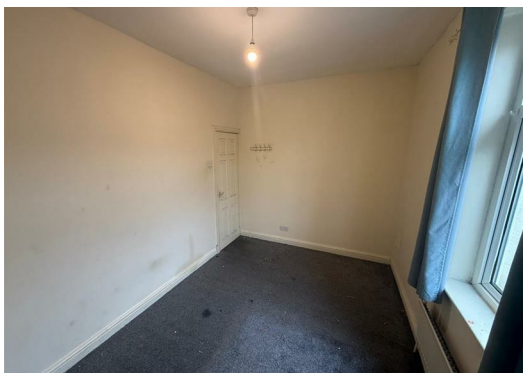
Sold with vacant possession upon completion

Viewing:

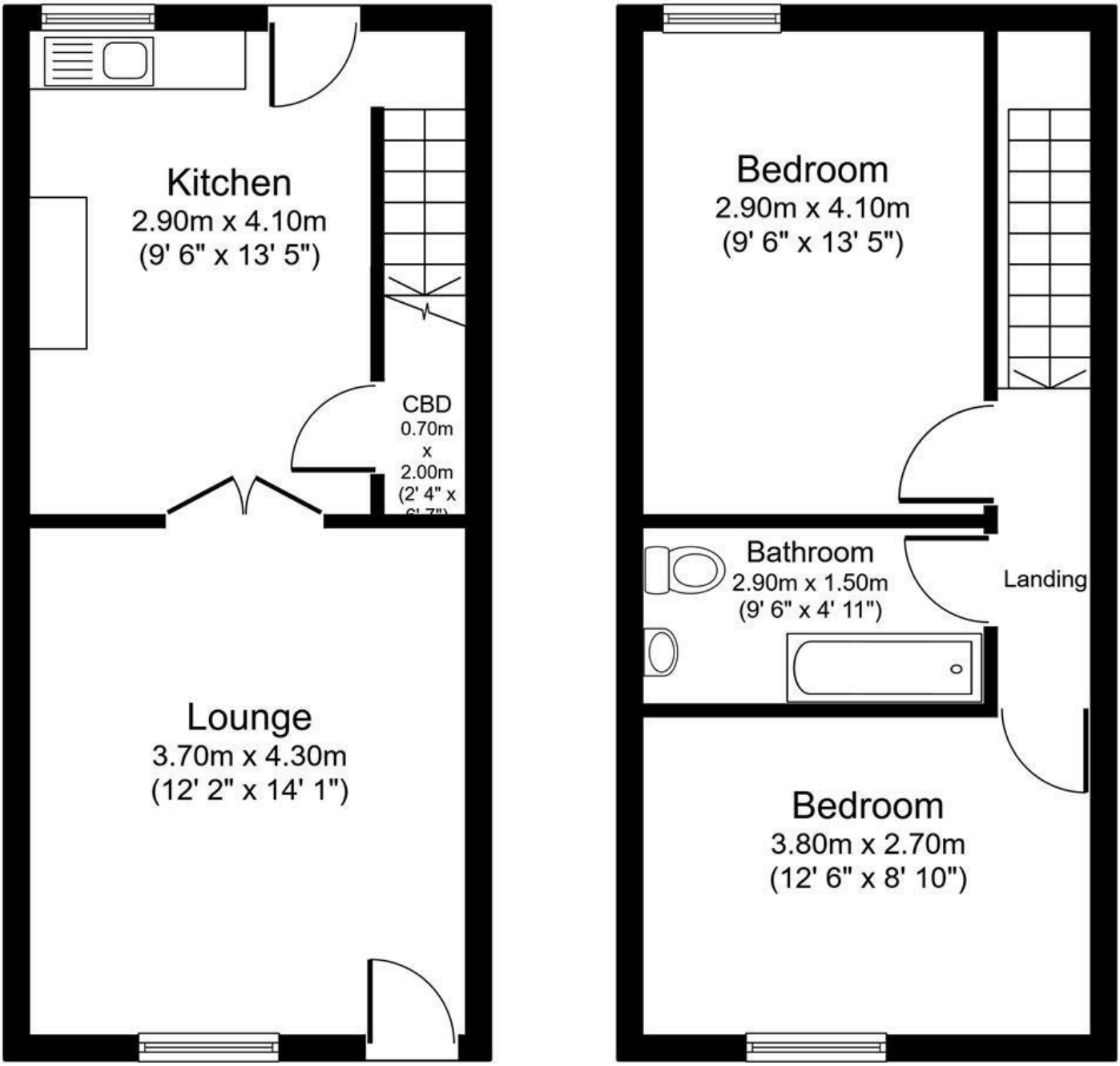
Viewing strictly by appointment through Lifestyle Sales and Lettings

Important Information for Successful Buyers
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



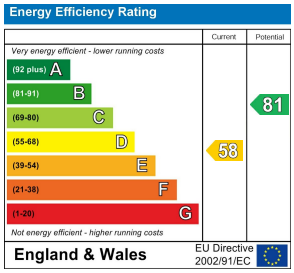


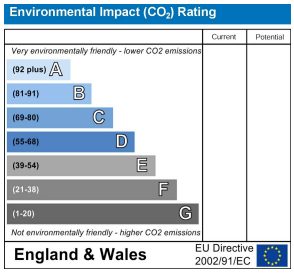
Total floor area 63.8 sq.m. (686 sq.ft.) approx



Ground Floor **First Floor**

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