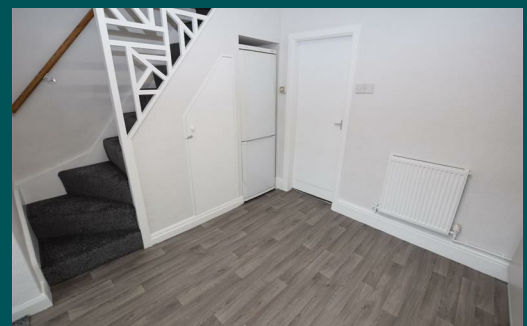


Because life is

Petty
Real™

21 Windsor Street
Burnley
BB12 6RW



For Sale

Asking Price £75,000

- *Attention Investors!*
- Available For Sale With Tenant In Situ.
- Tenant Paying:£550pcm.
- Mid Terrace Property.
- Two Reception Rooms - Kitchen to Rear.

- Two Bedrooms.
- Three Piece Bathroom.
- EPC Rating: C.
- Council Tax Band:A
- Leasehold.



Petty Real are delighted to present for sale this excellent investment opportunity on Windsor Street, Burnley. Offered with a tenant in situ, this two-bedroom mid-terrace property generates a rental income of £550pcm, equating to £6,600 annually, making it a fantastic addition to any landlord's portfolio.

Entering through the front door, you are welcomed into a spacious reception room, offering ample space for a variety of furniture layouts. The room is light and versatile, perfect for relaxing or entertaining. Continuing towards the rear, you'll find a well-proportioned dining kitchen—ideal for hosting friends or family, with plenty of room for a dining set and kitchen essentials.

Upstairs, the primary bedroom overlooks the front of the property and provides a generous footprint for a range of bedroom furnishings, easily adaptable to suit your needs. The second bedroom is located to the rear, offering a cosy space ideal as a child's room, guest bedroom, or even a home office.

Completing the first floor is the three-piece bathroom suite, comprising a bathtub with overhead shower, low-level WC, and wash basin.

This property offers strong investment potential in a well-connected Burnley location with local amenities and transport links nearby.

Important Information:

Tenure: Leasehold (please ask the agent for full details)

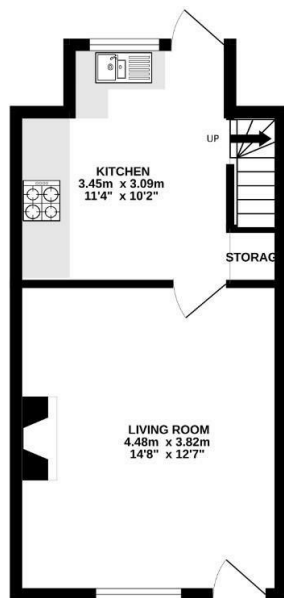
EPC Rating: C

Council Tax Band: A

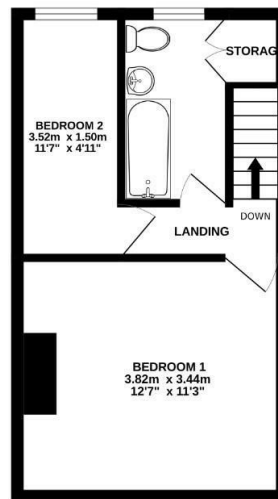
Please note: The photographs used in this listing were taken prior to the current tenant's occupancy.

For further information or to arrange a viewing, contact our branch today on 01282 415111.

GROUND FLOOR
28.3 sq.m. (304 sq.ft.) approx.



1ST FLOOR
26.0 sq.m. (280 sq.ft.) approx.



TOTAL FLOOR AREA: 54.3 sq.m. (585 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of desks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or reliability can be given.
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