

Because life is

Petty  
Real™

9 Randall Street  
Burnley  
BB10 1SR



## For Sale

- Attention Investors - For Sale With Tenant In Situ.
- Mid-Terrace Property.
- Two Bedrooms.
- Large Reception Room.
- Kitchen Dining Space.

## Offers In The Region Of £69,950

- Four Piece Bathroom.
- Rear Yard.
- EPC Rating: C.
- Council Tax Band: A.
- Leasehold.



Petty Real are delighted to present this fantastic investment opportunity on Randall Street, Burnley. Offered for sale with a tenant in situ, this well-presented two-bedroom mid-terrace property is ideal for buy-to-let investors seeking immediate rental income.

Upon entering the property, you are welcomed into the entrance hall with access to the spacious front reception room. This bright and versatile space easily accommodates a range of freestanding furniture layouts, perfect for relaxing or entertaining.

To the rear, the kitchen-diner offers an open-plan layout with plenty of functionality. The fitted kitchen features ample counter space across three walls, with the boiler neatly positioned in the far-left corner. The sink is set beneath a window allowing in natural light, and the hob is integrated along the left-hand side. There is designated space for a freestanding fridge-freezer and washing machine. Opposite the kitchen units, a dining table comfortably fits the space, making it an ideal area for mealtimes.

Upstairs, the master bedroom spans the width of the property and benefits from integrated wardrobes either side of the chimney breast—providing generous storage. The second bedroom, overlooking the rear, is a good-sized room ideal for a child's bedroom, guest room or home office. Completing the first floor is a modern four-piece bathroom suite, including a separate shower cubicle, bathtub, wash basin and WC.

**Key Information:**

Tenure: Leasehold (Solicitor to confirm details)

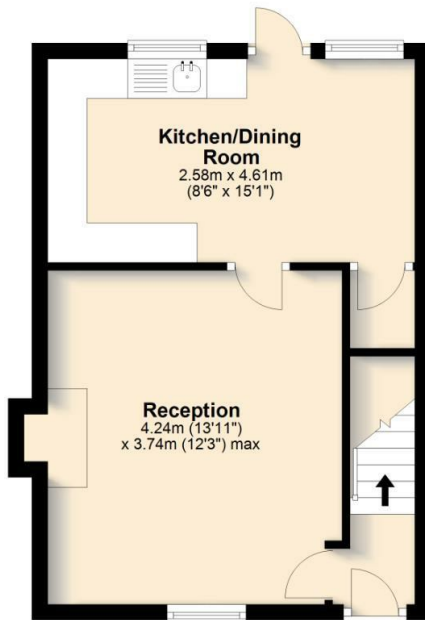
EPC Rating: C

Council Tax Band: A

Don't miss the chance to view this excellent investment property—call our Burnley office today on 01282 415111 to arrange your viewing.

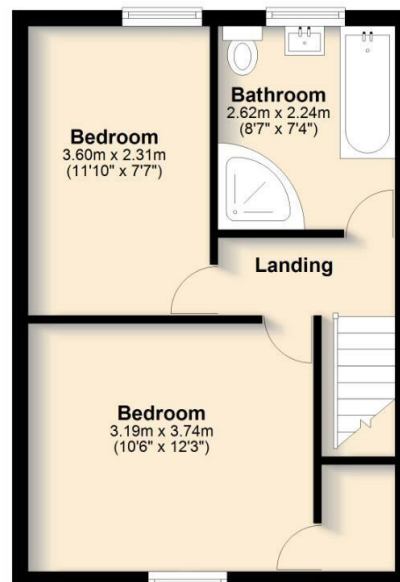
### Ground Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



**Total area: approx. 64.7 sq. metres (696.7 sq. feet)**

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

### Randall Street, Burnley



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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