

Because life is

Petty<sup>TM</sup>  
Real

58 Queensberry Road  
Burnley  
BB11 4LH



## For Sale

- Attention Investors - For Sale With Tenant In Situ.
- Large Two Bedroom Mid Terrace.
- Two Reception Rooms.
- Three Piece Bathroom Suite.
- Large Kitchen With Ample Counter Space.

## Offers In The Region Of £85,000

- Rear Yard & Forecourt.
- Tenant Paying £625PCM (Yield £7,500 PVA)
- Situated Close To Burnley Town Centre.
- Great Major Transport Links Within Walking Distance.
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present for sale Queensberry Road, Burnley, an excellent investment opportunity offered with tenants in situ. This property provides an immediate income stream, with the current tenant paying £625 per calendar month, generating an attractive £7,500 per annum, making it an ideal addition to any buy-to-let portfolio.

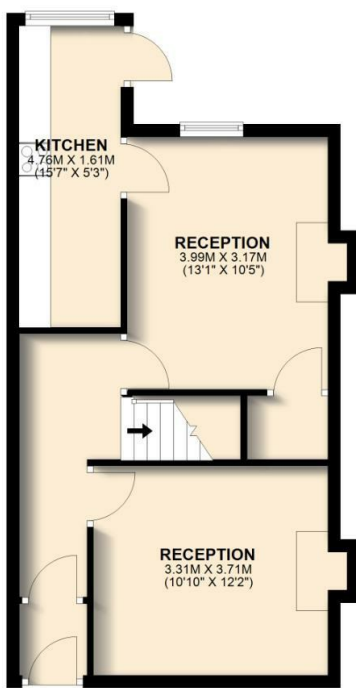
Upon entering the property, you are welcomed into the primary reception room located to the right-hand side. This is a well-proportioned living space offering ample room for a range of freestanding furniture, including sofas, a TV stand, television, and additional furnishings.

Leading through from the reception room is the dining room, which enjoys a seamless connection to the kitchen. The dining room comfortably accommodates a large dining table and benefits from a window overlooking the rear yard, allowing plenty of natural light. The kitchen offers generous worktop space for meal preparation, with storage units below and some wall-mounted cupboards above. There is space for a freestanding fridge freezer and a gas cooker.

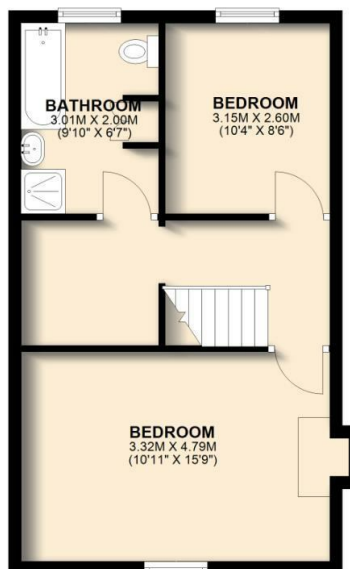
To the first floor, the master bedroom is positioned at the front of the property and is a spacious double room with ample space for a bed, bedside tables, wardrobes, and other freestanding furniture. Across the landing is the family bathroom, accessed via a lean-to over-stairs storage area, and fitted with a four-piece suite comprising a walk-in shower, bath, wash basin, and WC. The second bedroom is well suited as a child's room, teenager's bedroom, or guest accommodation.

Early viewing is recommended to appreciate the investment potential on offer.

#### GROUND FLOOR



#### FIRST FLOOR



TOTAL AREA: APPROX. 88.1 SQ. METRES (948.8 SQ. FEET)

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

#### QUEENSBERRY ROAD, 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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