

Because life is

PettyTM
Real

9 Granby Street
Burnley
BB12 0PP



For Sale

Asking Price £69,950

- **Attention Investors - Tenant In Situ**
- Two Bedroom Mid Terrace Property.
- Large Reception Room.
- Fitted Kitchen Space.
- Three Piece Family Bathroom.

- Rear yard space.
- Tenant paying: £525pcm.
- Annual Income of £6,300.
- Close Links To M65 Motorway.
- Leasehold | Council Tax Band: A | EPC Rating: C



Under Offer – Off The Market!!

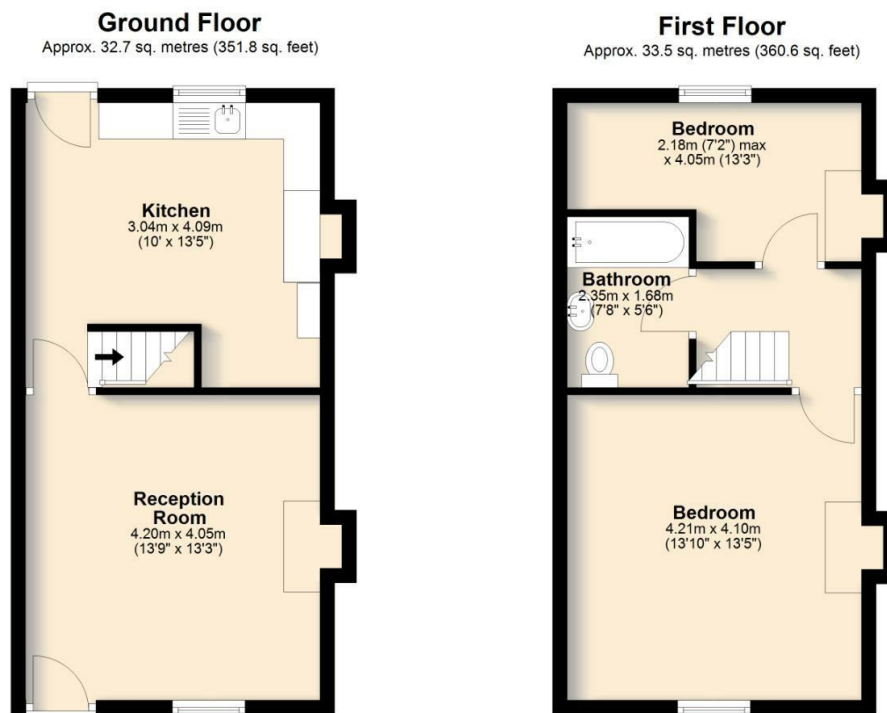
Petty Real are delighted to bring to market this two-bedroom mid-terrace property on Granby Street, Burnley, offered with a tenant in situ and currently achieving £525pcm (£6,300 per annum), presenting an excellent opportunity for any prospective landlord seeking an immediate, income-generating investment.

Upon entering the property, you step into a welcoming reception room, a versatile space ideal for a range of freestanding furniture layouts, including sofa seating, coffee table, TV stand and more. Beyond this room lies the kitchen, fitted with worktops along the rear and right-hand walls. The sink is positioned beneath a window overlooking the rear yard, and the understairs area has been opened up to provide valuable additional storage or workspace.

To the first floor, the master bedroom sits at the front of the property, offering generous proportions suitable for a large bed, bedside cabinets, wardrobe, and other freestanding items. Across the landing you'll find the second bedroom, spanning the width of the house and ideal as a child's bedroom, guest room, or a comfortable home office.

The family bathroom is conveniently positioned over the stairs between both bedrooms and features a three-piece suite comprising a bath with overhead shower, wash basin, and WC.

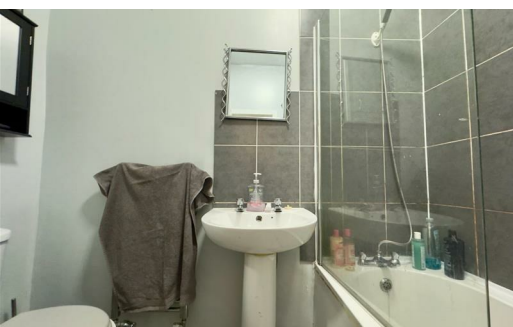
A solid, tenant-ready investment in a popular rental location—contact Petty Real for further details.



Total area: approx. 66.2 sq. metres (712.3 sq. feet)

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

Granby 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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