

Because life is

PettyTM
Real

24 Atkinson Street
Briercliffe
Burnley
BB10 2JE



For Sale

Asking Price £80,000

- Investors/First Time Buyers
- Tenant In Situ
- Mid Terrace
- Two Bedrooms
- Popular Location

- Instant Cash Flow
- Close to Local Transport
- Tax Band A
- EPC Rated C

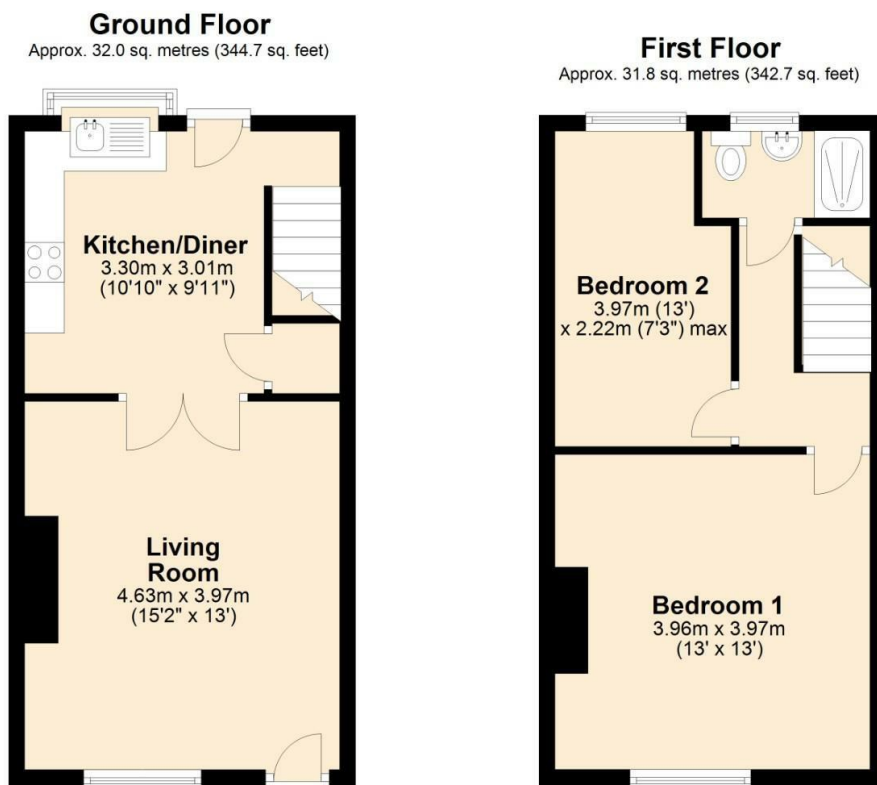


This property in Briercliffe presents a promising investment opportunity with several attractive features. One of the key benefits is the tenant in situ, ensuring immediate rental income. The property is located in Briercliffe, an area that may offer appealing amenities and potential for property value appreciation.

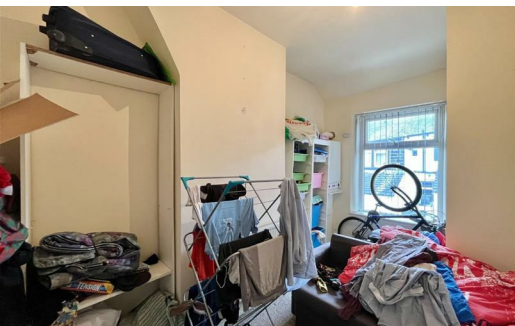
The layout of the property is both practical and spacious. On the ground floor, there is a generous living room with double doors leading to the kitchen diner, enhancing the sense of space and providing a seamless flow between the rooms. The kitchen is well-appointed with matching wall and base units and includes an integrated oven and hob, offering modern conveniences.

Ascending the stairs from the kitchen leads to the first floor, where the main bedroom is located. This large double bedroom offers ample space for comfortable living. The first floor also features a second double bedroom, providing flexibility for various uses. Additionally, there is a three-piece bathroom with a large shower, ensuring modern amenities for the occupants.

Externally, the property benefits from an enclosed rear yard, providing a private outdoor space for tenants. Overall, this two-bedroom terraced house combines practicality with the potential for steady rental income, making it a solid choice for investors.



Total area: approx. 63.9 sq. metres (687.4 sq. feet)



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk