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For  
Sale



49 Rosegrove Lane  
Burnley  
Lancashire BB12 6HB

£65,000



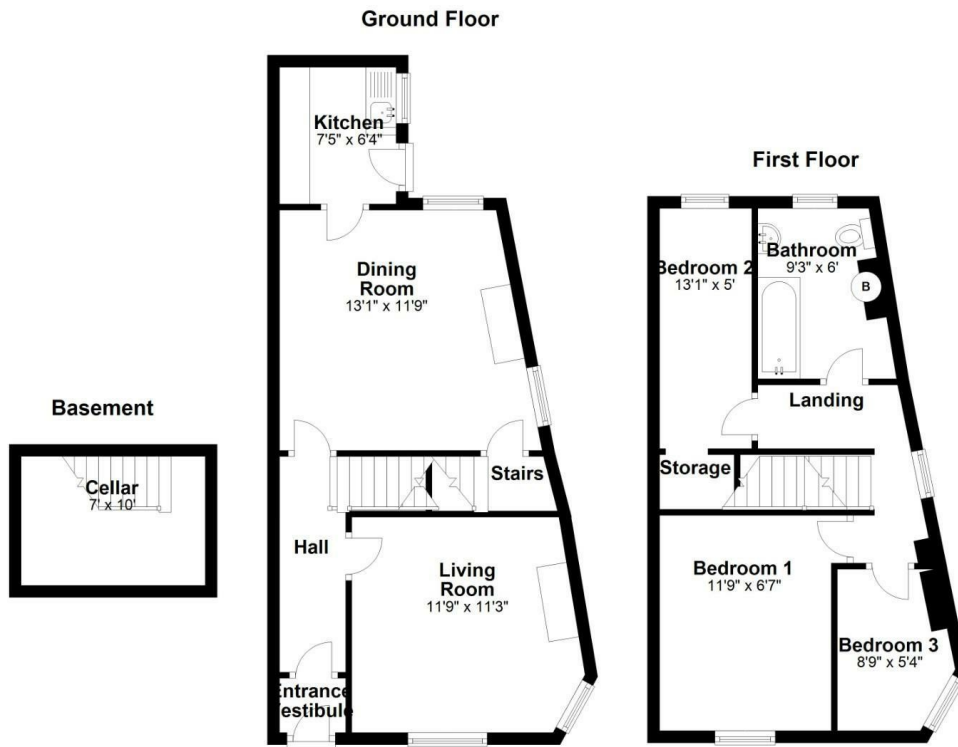
### Key Features:

- Three Bed End Terrace
- Combi Boiler
- Garden Forecourt
- Two Reception Rooms
- HMO Possibility
- Stone Built
- Cellar
- Rear Kitchen
- Fantastic Rental Potential
- VIEWING IS A MUST!

Tenure: Leasehold  
EPC Rating: E  
Council Tax Band: A



# 3 BEDROOM House - End Terrace



## Main Description:

For Sale by Modern Method of Auction; Starting Bid Price £60,000 plus Reservation Fee.

Stone-built three-bed end terrace with a garden forecourt. Perfect for any first-time buyer or investor looking to get a foothold on the property ladder.

Close to motorway links, train stations, and local amenities. The potential of a rental income of £475 PCM provides any landlord with a 9.5% yield. The property also has the potential to be converted into an HMO.

The property briefly comprises downstairs an entrance vestibule, hallway, living room, dining room, galley kitchen with matching wall base, and drawer units with access to the rear yard. The rear dining room provides access to the cellar.

On the first floor are two generous-sized single bedrooms and a double bedroom. The three-piece bathroom suite comprises a low-level WC, a pedestal hand wash basin, and a paneled bath. The bathroom also houses the combi boiler.

Externally there is a garden forecourt to the front and a private, enclosed rear yard.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property