

Because life is

Petty<sup>TM</sup>  
Real

50 Nairne Street  
Burnley  
BB11 4BT



## For Sale

- \*Attention Investors!\*
- Available For Sale With Tenant In Situ.
- Tenant paying: £595PCM.
- Two Bedroom Mid Terrace Property.
- Large Reception Room.

Asking Price £80,000

- Modern Fitted Kitchen.
- Three Piece Bathroom.
- EPC: C.
- Council Tax: A.
- Leasehold.





Petty Real are delighted to present this excellent investment opportunity on Nairne Street, Burnley.

Offered to the market with a tenant in situ, this well-maintained two-bedroom property currently achieves £595 per calendar month, equating to £7,140 annually—a compelling proposition for any buy-to-let investor.

Upon entering the property, you're welcomed directly into a spacious reception room, offering ample space for a variety of furniture configurations. This bright, versatile living area sets the tone for the rest of the home.

To the rear, you'll find a modern, recently fitted kitchen with units along both the near and far walls, providing excellent countertop and storage space. A stainless steel sink is ideally positioned beneath the window, which overlooks the private rear yard. The boiler is also conveniently located here.

Ascending to the first floor, the master bedroom spans the front of the property and provides generous space for a double bed and additional furnishings. The second bedroom, located across the landing, is ideal as a child's bedroom or home office.

The accommodation is completed by a three-piece family bathroom, comprising a panelled bath with overhead shower, WC, and wash basin.

Important Information:

Tenure: Leasehold (Please contact the agent for further details)

EPC Rating: C

Council Tax Band: A

Please note: Internal photos shown were taken prior to the current tenant's occupancy.

Don't miss out on this turnkey investment opportunity. To arrange a viewing or request further information, contact Petty Real today on 01282 415111.



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