



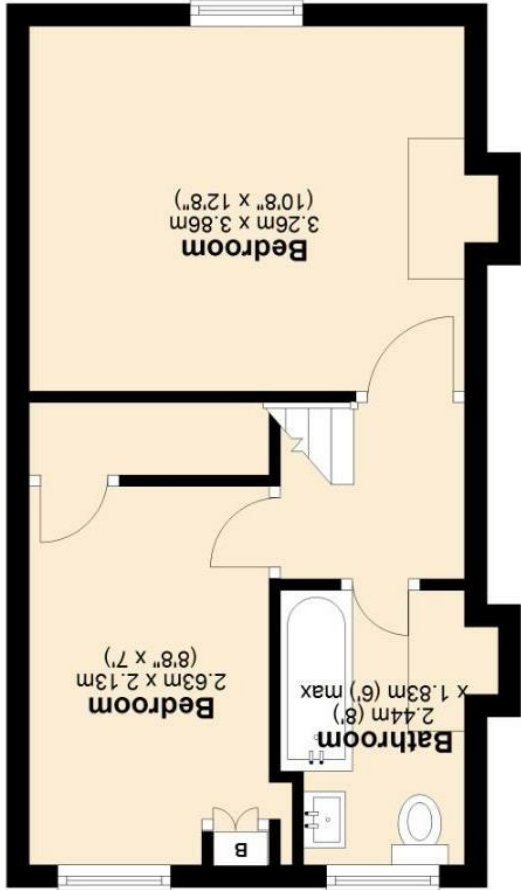
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and 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.

### Sandhurst Street, Burnley

Plan produced using PlanUp.

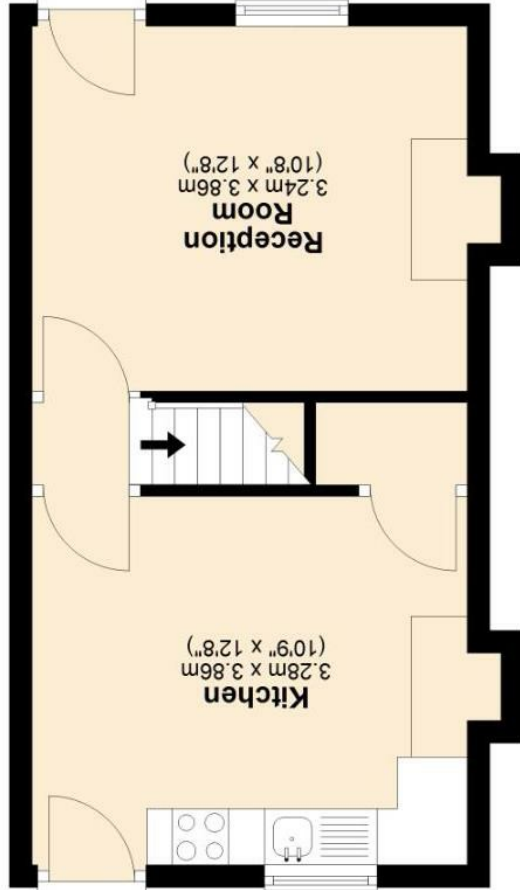
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Total area: approx. 57.8 sq. metres (622.5 sq. feet)



Approx. 29.0 sq. metres (312.6 sq. feet)

#### First Floor



Approx. 28.8 sq. metres (309.9 sq. feet)

#### Ground Floor



Asking Price £79,950



1 Sandhurst Street

Burnley  
BB11 3DG



Council Tax Band: A



Petty Real are delighted to present to the market this excellent investment opportunity on Sandhurst Street, Burnley. This turnkey-ready terraced property is ideal for landlords, with a prospective tenant already lined up at £535 PCM, offering a potential gross yield of approximately 8%.

Conveniently situated within walking distance of Burnley Town Centre and close to Turf Moor, home of Burnley FC, the property benefits from excellent local amenities, transport links, and strong rental demand. An ideal addition to any investment portfolio, this is an opportunity not to be missed.

Contact our office today on 01282 415111 to arrange a viewing.

### Property Description

Upon entering the property via the front entrance door, you are welcomed into the spacious reception room measuring 3.86m x 3.24m. This bright and inviting living space benefits from a generous layout, providing ample room for a range of freestanding furniture including sofas, armchairs, entertainment units and additional storage, making it an ideal space for relaxing or entertaining.

To the rear of the property is the well-proportioned kitchen, measuring 3.86m x 3.28m. Fitted with work surfaces along the rear wall, the kitchen offers practical preparation space and incorporates a sink positioned beneath the window, enjoying views over the enclosed rear yard. The hob is conveniently located adjacent to the sink, creating an efficient and functional cooking area with further scope for dining or additional storage solutions.

Ascending to the first floor, the landing provides access to two bedrooms and the family bathroom. Positioned to the front elevation is the generous principal bedroom, measuring 3.86m x 3.26m. Offering excellent proportions, this room comfortably accommodates a double bed alongside a variety of bedroom furniture including wardrobes, drawers and bedside units.

The family bathroom has been recently fitted and comprises a modern three-piece suite, including a panelled bath with overhead shower, wash hand basin and low-level WC. Measuring 1.62m x 2.44m, the space is finished in a contemporary style and is ready for immediate use.

Completing the accommodation is the second bedroom, measuring 2.13m x 3.24m. Overlooking the rear of the property, this versatile room would make an ideal child's bedroom, guest room, dressing room or home office, catering to a variety of lifestyle requirements.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space and further enhancing the appeal of this attractive turnkey investment opportunity.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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