

Because life is

Petty<sup>TM</sup>  
Real

15 Cobden Street  
Burnley  
BB10 3BB



## For Sale

- For Sale With Tenant In Situ.
- Attention Investors.
- Current Annual Rental Income: £4,160.
- Mid Terrace Property.
- Two Bedrooms.

## Offers Over £60,000

- One Reception Room.
- Three Piece Family Bathroom.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Attention Investors! A fantastic opportunity awaits on Cobden Street, Burnley. This tenanted property is generating a steady income of £80 per week (£4,160 per annum), making it an ideal addition to your portfolio.

Upon entering, you're welcomed into a well-sized reception room, perfect for a comfortable setup with a sofa, coffee table, TV stand, and storage units. Moving through to the kitchen, you'll find ample counter space and storage along the left and rear walls, with the sink positioned in front of the window, bringing in natural light.

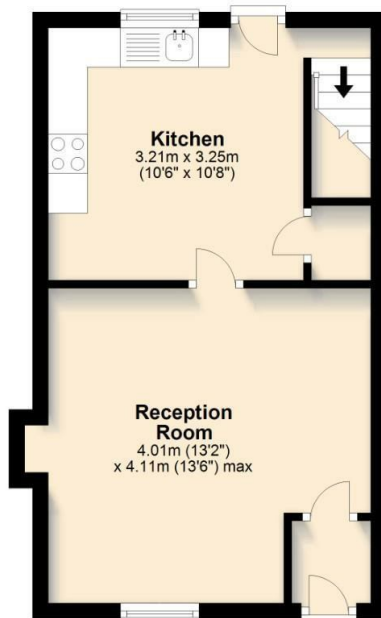
Upstairs, the spacious master bedroom spans the front of the property, offering plenty of room for a bed, wardrobe, and storage drawers. Across the landing, the three-piece bathroom includes a bath with an overhead shower, toilet, and sink, with the boiler conveniently located within. The second bedroom, positioned next to the bathroom, is perfect for a child's room, home office, or guest space.

To the rear, you'll find a private yard, adding to the practicality of the home.

Don't miss this investment opportunity—enquire today!

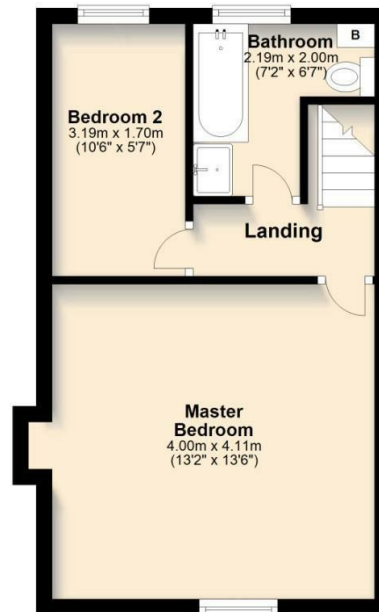
### Ground Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



### First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 sq. feet)

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

### Cobden Street, Burnley



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