

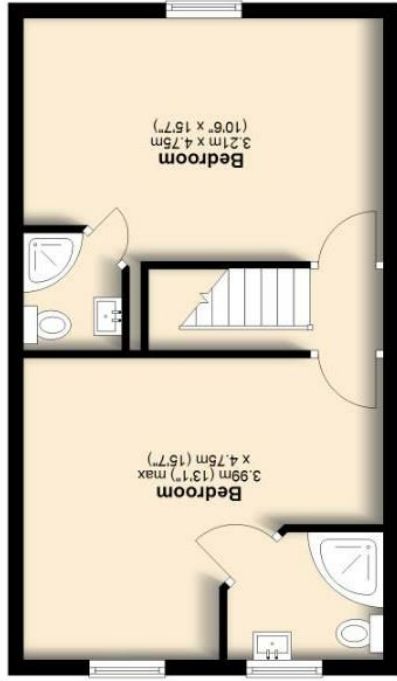


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

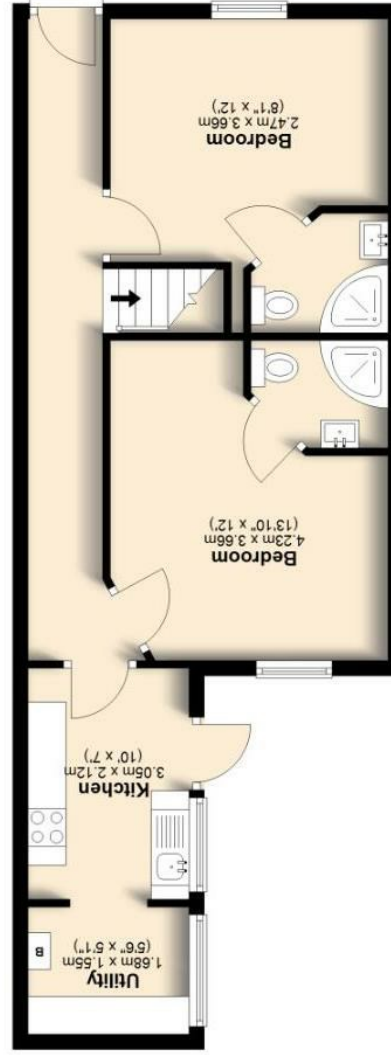
Peart Street, Burnley

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

Total area: approx. 90.0 sq. metres (968.4 sq. feet)



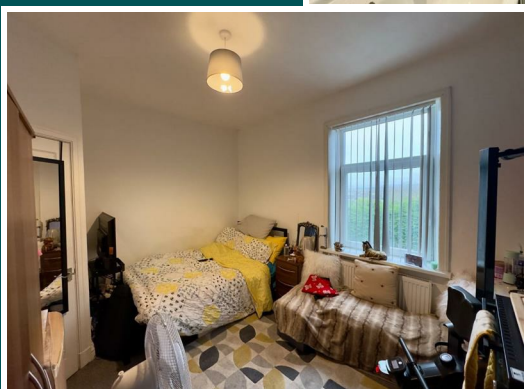
First Floor
Approx. 40.2 sq. metres (433.0 sq. feet)



Ground Floor
Approx. 49.7 sq. metres (535.3 sq. feet)



Asking Price £160,000

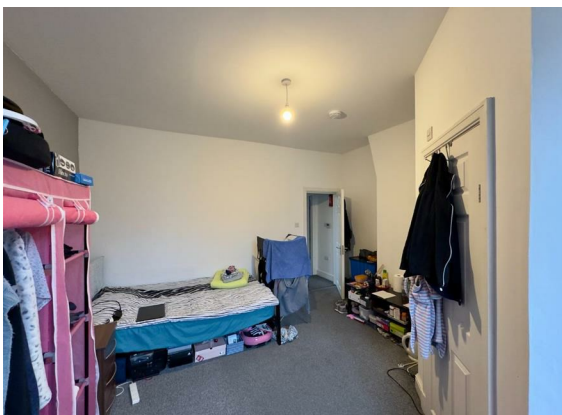


34 Peart Street

Burnley
BB10 1EP



Council Tax Band: A



Petty Real are delighted to present to the market this exceptional four-bedroom, fully operational HMO on Peart Street, Burnley, ideally positioned just moments from Burnley General Hospital. Each well-proportioned bedroom benefits from its own modern three-piece en-suite, offering a high standard of accommodation perfectly suited to professional tenants.

The property also features a communal kitchen and separate utility area on the ground floor, designed for both practicality and ease of use. For investors, this is a standout opportunity, currently generating a strong monthly income of £2,210, equating to an impressive annual return of £26,520.

Importantly, for those seeking a hands-off investment, the property can be offered fully managed by a trusted and experienced management team who have successfully maintained these strong rental figures consistently over the past five years.

Early viewing is highly recommended to fully appreciate the quality and investment potential on offer. Contact Petty Real today for further information or to arrange your viewing.

Property Description

Property Description

Entering the property via the front door, you are welcomed into an entrance vestibule measuring 0.99m x 1.37m, which leads through to a long entrance hall (0.99m x 6.91m), providing access to the ground floor accommodation.

Located to the left-hand side is Bedroom One (3.66m x 4.15m), a generously sized double room complete with a modern three-piece en-suite comprising a walk-in shower cubicle, wash basin and WC. Positioned at the end of the hallway is Bedroom Two (3.66m x 4.23m), another well-proportioned double room, again benefiting from its own three-piece en-suite with walk-in shower, wash basin and WC.

The kitchen (2.12m x 3.05m) is situated towards the rear of the property and is fitted with units to one side, incorporating a sink positioned beneath a window overlooking the rear yard, along with worktop space and a hob. Leading off the kitchen is a useful utility room (1.55m x 1.68m), which houses the washing machine and dryer, providing additional practicality for a multi-occupancy property.

To the first floor, Bedroom Three (3.21m x 4.75m) is located at the front of the property and offers ample space for a range of furniture including a double bed, wardrobes and bedside units. This room also benefits from a private three-piece en-suite comprising a walk-in shower, wash basin and WC.

Across the landing is Bedroom Four (3.99m x 4.75m), another spacious double room with plenty of room for freestanding furniture. Like the rest of the property, this room is serviced by its own three-piece en-suite, featuring a walk-in shower, wash basin and WC.

This well-laid-out property has been thoughtfully configured to maximise both comfort and functionality, making it an ideal investment opportunity.

View more about this property online....

www.pettyreal.co.uk

 @PettyEstAgents  /pettyestateagents