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Real

7 Netherby Street  
Burnley  
BB11 4NR

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Petty<sup>TM</sup>



## For Sale

- Available For Sale With No Onward Chain Delay!
- Two Bedroom Mid Terrace Property.
- Two Large Reception Rooms.
- Kitchen & Utility Space.
- Three Piece Bathroom Suite.

## Offers Over £75,000

- Ideal For Landlords Looking To Add To Their Portfolio.
- Located Within The Coal Clough Area.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Petty Real proudly presents Netherby Street, Burnley – a two-bedroom mid-terrace property offered with no onward chain, making it an ideal opportunity for landlords looking to add value through renovation.

Located in a popular residential area, this home benefits from on-street parking and a small forecourt-style yard to the front. Upon entering through the front door, a vestibule and hallway lead you to the first reception room – a bright and spacious area, ideally suited as the main living space. The standout feature here is the bay window, flooding the room with natural light and offering ample space for sofas, TV units, and other freestanding furniture.

Continuing to the rear, the second reception room is exceptionally generous in size and offers flexibility – perfect as a dining area, second lounge, or even home office. Just off this space is the kitchen and adjoining utility area. Currently fitted with base units along both walls and a sink positioned beneath a rear-facing window, these areas would benefit from updating to bring them up to modern rental standards.

Upstairs, the property boasts two large double bedrooms, each spanning the width of the house and offering plenty of space for beds, wardrobes, and storage. The rear bedroom houses the boiler in a built-in cupboard. The bathroom, positioned over the stairs, features a three-piece suite including a toilet, sink, and shower cubicle, with a skylight providing natural illumination.

**Key Information:**

Tenure: Leasehold.  
Council Tax Band: A  
EPC Rating: D

Don't miss your chance to view this excellent investment opportunity. Call our Burnley office today on 01282 415111 to arrange your viewing of Netherby Street.



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.

**Netherby Street, Burnley**



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