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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



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Asking Price £98,000



55 Lyndhurst Road

Burnley
BB10 4DE

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Council Tax Band: A



Petty Real are delighted to present to the market this attractive three-bedroom terraced property on Lyndhurst Road, Burnley. Offered as an ideal investment opportunity with tenants in situ currently paying £650 PCM, generating a gross annual rental income of £7,800.

Conveniently located just a short walk from Turf Moor and Burnley town centre, the property benefits from excellent access to a wide range of local amenities, transport links, shops, and leisure facilities. The accommodation comprises two spacious reception rooms, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom.

The property is also situated within the catchment area of highly regarded local primary and secondary schools, making it an attractive proposition for both investors and future owner-occupiers alike. Early viewing is highly recommended to appreciate the potential this property has to offer.

Property Description

Entering the property through the front door, you are welcomed into the entrance vestibule (1.12m x 1.01m), which leads directly into the main reception room.

The front reception room (4.57m x 3.42m) is a bright and spacious living area, featuring a beautiful bay window that floods the room with natural light. There is ample space for a range of freestanding furniture, making it an ideal setting for relaxation and entertaining.

To the rear of the property is the second reception room (4.51m x 4.22m), another generously sized space offering excellent versatility. Whether utilised as a formal dining room, additional sitting room, or principal living space, the room comfortably accommodates a variety of furniture arrangements. Patio doors provide direct access to the rear yard, enhancing the room's appeal and functionality.

The kitchen (2.20m x 4.49m) offers an excellent range of worktop space and storage, with units positioned along both sides of the room. The sink is situated beneath a rear-facing window overlooking the yard, while there is designated space for a cooker and other essential appliances.

Beyond the kitchen is a useful lean-to (1.74m x 1.82m), providing valuable additional storage space and housing the property's boiler.

To the first floor, the spacious principal bedroom (4.53m x 3.41m) is located at the front of the property. The room comfortably accommodates a large bed, wardrobes and bedside furniture, whilst also benefiting from built-in storage adjacent to the chimney breast.

Bedroom Two (2.25m x 3.44m) and Bedroom Three (2.15m x 2.72m) are both well-proportioned rooms, ideal as children's bedrooms, guest accommodation or home office spaces.

Completing the first-floor accommodation is the family bathroom (1.27m x 2.36m), fitted with a three-piece suite comprising a bath with overhead shower, wash basin and low-level WC.

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