

Because life is

PettyTM
Real

2a Clough Street
Burnley
BB11 4BG



For Sale

Asking Price £65,000

- *Attention Investors!*
- For Sale With Tenants In Situ.
- Tenant Paying: £525PCM.
- **Unique Opportunity To Own Both Properties With 2B Also For Sale!**
- Two Bedroom Semi Detached House.

- Two Reception Rooms.
- Three Piece Bathroom.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Petty Real are delighted to present this excellent investment opportunity on Clough Street, Burnley – a two-bedroom semi-detached property with the added bonus of next door also available for purchase!

Offered with a tenant in situ, this property is ideal for investors looking to expand their portfolio. The current tenant pays £525 per calendar month, generating a gross annual yield of £6,300.

Internally, the property features two spacious reception rooms, offering versatile living arrangements – whether you envision a cosy lounge and a formal dining area, or prefer to repurpose one room as a home office or playroom, the choice is yours.

To the rear, the kitchen provides a functional space with views over the enclosed rear yard, perfect for low-maintenance outdoor use.

Upstairs, the master bedroom spans the front of the property and offers generous proportions, easily accommodating a range of bedroom furnishings. The second bedroom and three-piece family bathroom are accessed via the landing, completing the well-thought-out first floor layout.

Key Information:

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

Whether you're a seasoned investor or new to the rental market, this property presents a fantastic opportunity – particularly when paired with the neighbouring home also being available.

Don't miss out – call our branch today on 01282 415111 to arrange your viewing!



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