

Because life is

Petty  
Real™

For  
Sale



25 Netherby Street  
Burnley BB11 4NR

£59,000



### Key Features:

- Stone Built Mid Terrace
- Two Reception Rooms
- Ideal For Investors/Developers
- Three Bedrooms
- Garden Forecourt/Rear Yard
- Close To Burnley Town Centre
- Close Proximity To Burnley College
- UPVC Double Glazing
- Extended Kitchen
- Alarm system

Tenure: Leasehold

EPC Rating: F

Council Tax Band:



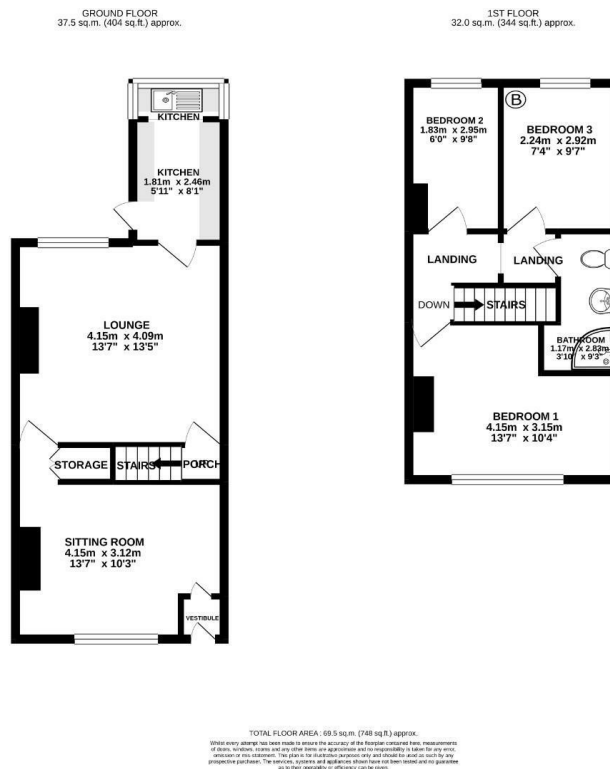
26 Manchester Road, Burnley, Lancashire, BB11 1HH

T:



www.pettyreal.co.uk

# 3 BEDROOM House - Terraced



## Main Description:

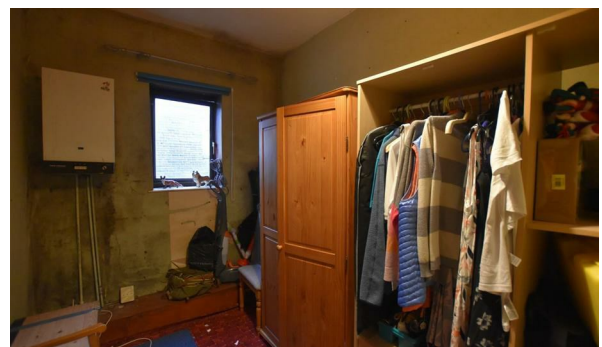
Large stone built mid terrace with a garden forecourt located off Coal Clough Lane. Ideal for an investor looking to add to their portfolio or someone looking to convert to a HMO. Close to bus stops, local amenities, close to Burnley Town Centre and Burnley College.

Entering the property you are welcomed by entrance vestibule which flows into the living room which provides access to the rear dining room and extended kitchen with matching wall, base and drawer units in white.

To the first floor there are two single bedrooms to the rear with a central bathroom which comprises low level WC, hand wash basin and walk in mixer shower. To the front of the property is a double bedroom.

The layout provides the perfect opportunity to convert to a HMO with the potential to create a 10% + yield. The property benefits UPVC double glazing.

Externally to the rear is an enclosed private yard and a garden forecourt to the front.



**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