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Real

83a Cog Lane
Burnley
BB11 5BG



For Sale

- Mid-Terrace
- Tenant In-Situ
- Ideal For Landlords & Investors
- Buy-To-Let
- Two Bedrooms

Offers Over £55,000

- Popular Residential Location
- Close To Local Amenities
- Tax Band - A
- EPC - D
- LEASEHOLD



****Attention Landlords & Investors****

Tenant In-Situ

Providing a fabulous investment opportunity for landlords this two bedroom stone built mid terrace dwelling house occupies a popular residential location situated off Accrington Road. Providing easy access to numerous local amenities and the short distance from the M65 motorway, this providing excellent commuting throughout East Lancashire.

As you enter the property to the ground floor you are greeted with an entrance vestibule which leads into a well proportioned lounge, boasting exposed beams, a stone built fireplace providing a focal point within the room and a staircase accessing the first floor.

A generous kitchen/diner sits to the rear of the property overlooking the rear garden and houses wall, base and drawer units with contrasting work surfaces and a stainless steel sink.

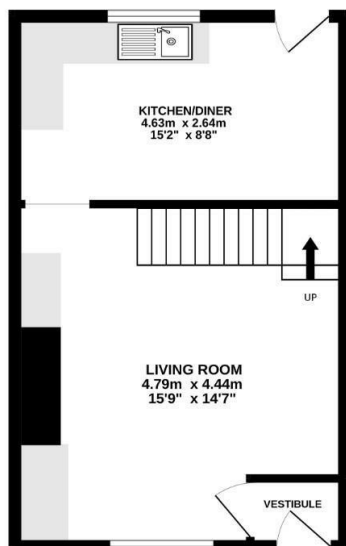
On the first floor there are double bedrooms located to the front and rear of the property, a centrally positioned bathroom which houses a three piece suite in white comprising of a low-level WC, pedestal hand wash basin and panelled bath.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

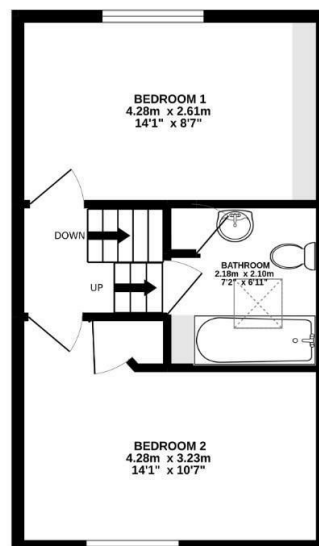
Externally there is an enclosed yard area to the rear.

The property is leasehold with a 2000 year term and 1,839 years remaining, the ground rent is £1 per annum.

GROUND FLOOR
33.6 sq.m. (361 sq.ft.) approx.

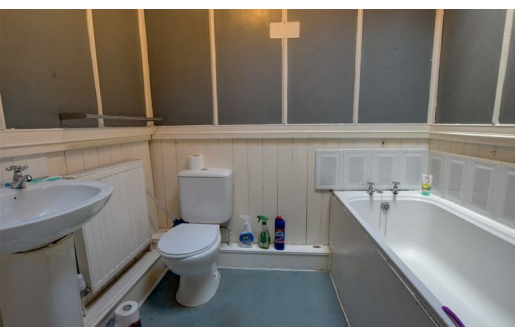


1ST FLOOR
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 65.4 sq.m. (704 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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26 Manchester Road, Burnley, Lancashire, BB11 1HH

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Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk