

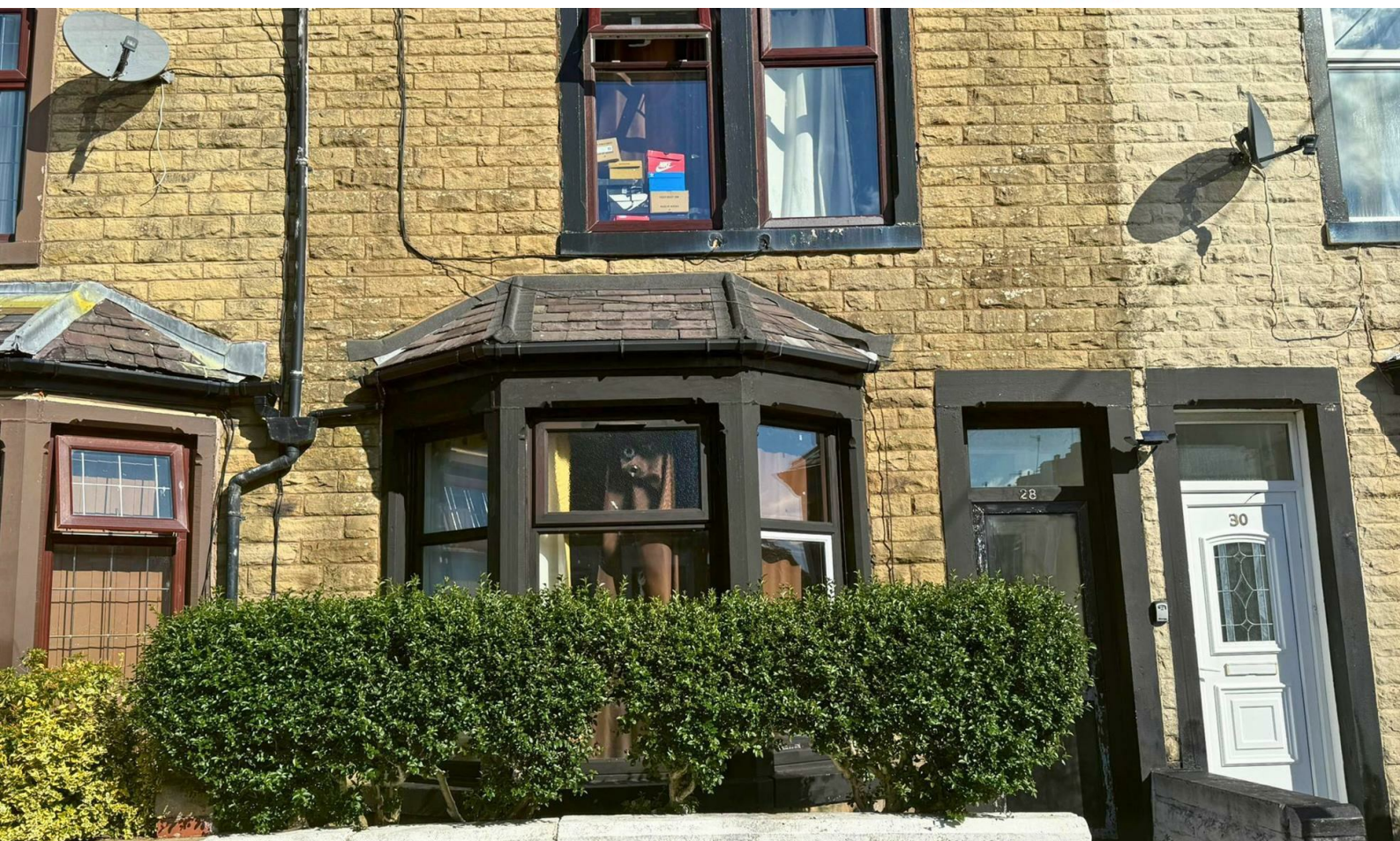


Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Thurston Street
Burnley, BB11 3DJ

Auction Guide £85,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000

Four-bedroom HMO property in a convenient area of Burnley.

This spacious and well-maintained HMO property is offered for sale with two sitting tenants in place. When fully let, the property has the potential to achieve approximately £1,440 per



Floor Plans

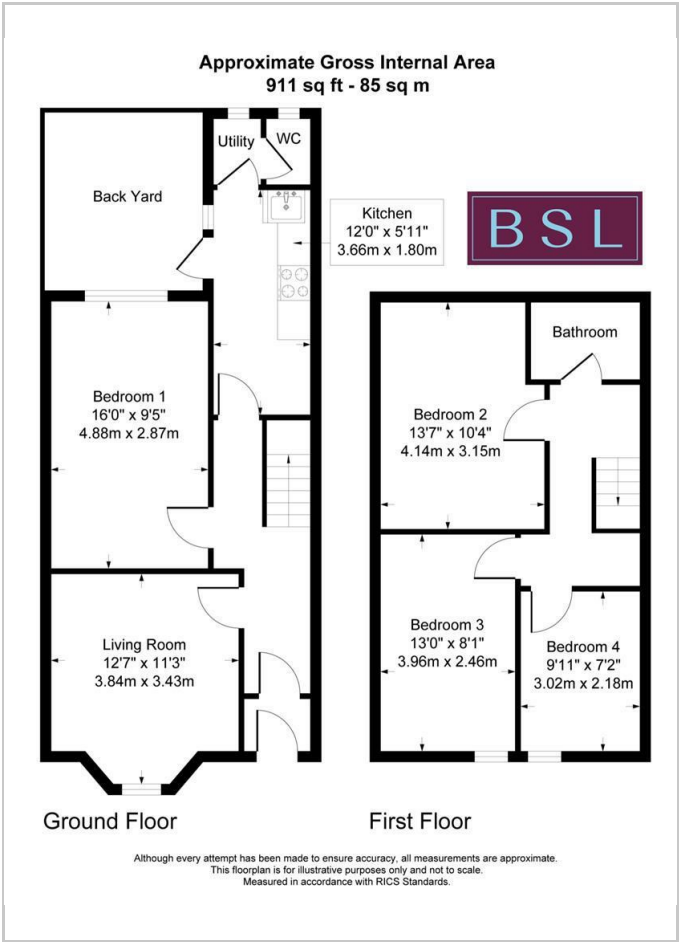
calendar month, offering a yield in excess of 12%.

Situated within easy walking distance of local shops, Burnley town centre, and the bus station, the property also benefits from excellent transport links to Bury, Manchester, and beyond.

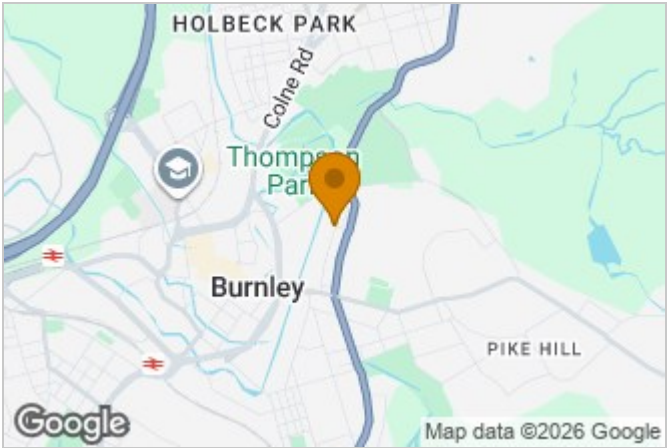
The accommodation is arranged over two floors. On the ground floor, an entrance vestibule leads into a central hallway with stairs to the first floor. The layout includes one occupied bedroom (reception room two), a communal living room, a well-equipped kitchen, and a shared utility/ WC. To the first floor, there are three additional bedrooms, one of which is currently vacant and two tenanted, along with a shared bathroom.

This property represents an attractive investment opportunity, with strong rental potential and scope to increase returns once fully occupied.

EPC:- energy rating is D. It has the potential to be C.
Council Tax:- Band A, Burnley Borough Council

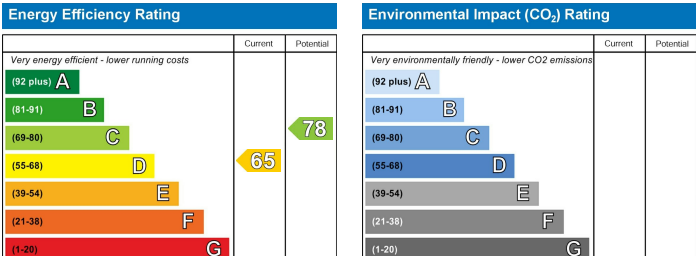


Area Map



Accommodation Details

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.