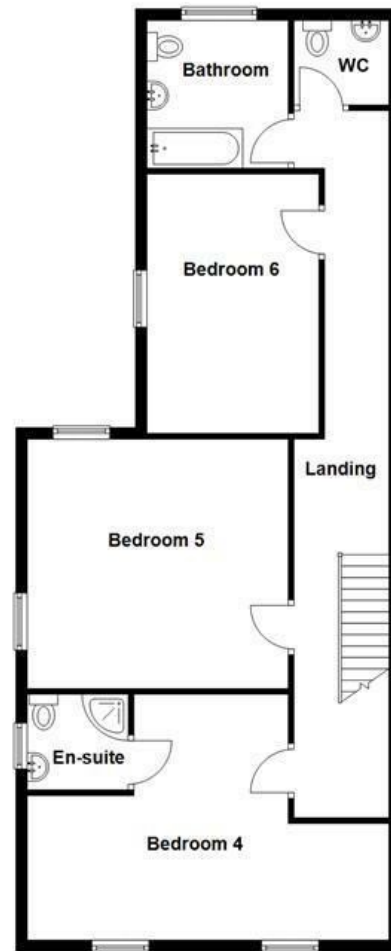


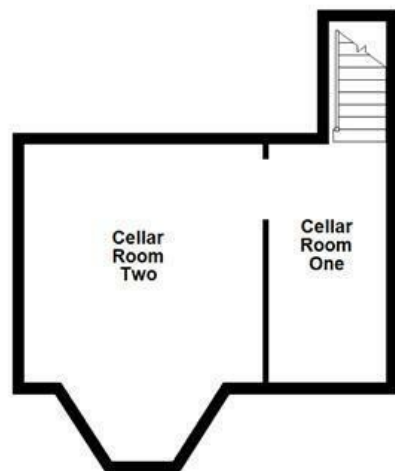
Ground Floor
Approx. 89.7 sq. metres (965.6 sq. feet)



First Floor
Approx. 86.9 sq. metres (935.7 sq. feet)



Basement
Approx. 31.3 sq. metres (337.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81

England & Wales EU Directive 2002/91/EC

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.

Carlton Road, Burnley, BB11 4JE

Offers Over £220,000

Nestled on Carlton Road in Burnley, this impressive end-terrace house presents a remarkable opportunity for investors seeking a lucrative rental property. Boasting six generously sized double bedrooms, this home is designed to accommodate multiple occupants comfortably, making it an ideal house of multiple occupation (HMO).

The property is beautifully presented throughout, featuring spacious rooms adorned with neutral decorations that create a welcoming atmosphere. Modern fixtures and fittings enhance the overall appeal, ensuring that both tenants and guests will appreciate the quality of the living spaces.

In addition to its ample indoor space, this property offers a fantastic garden area, perfect for outdoor relaxation or social gatherings. Off-road parking is also available, providing convenience for residents and their visitors alike.

Furthermore, the property includes a substantial cellar space, which can be utilised for storage or other purposes, adding to the overall functionality of the home. This end-terrace house is not just a property; it is a promising investment opportunity that allows you to start generating income immediately.

With its prime location and well-thought-out design, this HMO property is a must-see for any investor looking to expand their portfolio in the Burnley area. Don't miss the chance to secure this exceptional rental investment that combines comfort, style, and practicality.

Carlton Road, Burnley, BB11 4JE

Offers Over £220,000



- Six Double Bedroom HMO
- Large Garden Area
- Off Road Parking
- Tenure - Leasehold

- Fantastic Investment Opportunity
- Substantial Cellar Storage Space
- EPC Rating - C

- Spacious Neutral Interiors
- High Yield Rental Potential
- Council Tax Band - D

Ground Floor

Entrance

Hardwood door to entrance vestibule.

Entrance Vestibule

6'2 x 5'11 (1.88m x 1.80m)

Smoke alarm, door to hall.

Hall

29'11 x 6'2 (9.12m x 1.88m)

Central heating radiator, coving, smoke alarm, doors to three bedrooms, communal bathroom and dining room, door to stairs for cellar and stairs to first floor.

Bedroom One

16'2 x 14'3 (4.93m x 4.34m)

UPVC double glazed box window, central heating radiator, smoke alarm.

Bedroom Two

12'2 x 10'10 (3.71m x 3.30m)

UPVC double glazed window, central heating radiator, smoke alarm.

Bedroom Three

14'3 x 8'4 (4.34m x 2.54m)

UPVC double glazed window, central heating radiator, smoke alarm.

Communal Bathroom

8'3 x 4'9 (2.51m x 1.45m)

Central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric shower, PVC panelled elevations, extractor fan, lino flooring.

Dining Room

12'6 x 9'8 (3.81m x 2.95m)

UPVC double glazed window, central heating radiator, space for fridge freezer, smoke alarm, wood effect lino, door to kitchen.

Kitchen

12'6 x 8'7 (3.81m x 2.62m)

UPVC double glazed window, central heating radiator, range of grey matte wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and

extractor hood, smoke alarm, wood effect lino flooring, UPVC door to rear.

Lower Ground Floor

Cellar Room One

13'11 x 6'6 (4.24m x 1.98m)

Open to cellar room two.

Cellar Room Two

14 x 13'11 (4.27m x 4.24m)

Storage

First Floor

Landing

39'10 x 6'3 (12.14m x 1.91m)

Skylight, central heating radiators, smoke alarm, doors to three bedrooms, bathroom and WC.

Bedroom Four

20'10 x 14'2 (6.35m x 4.32m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and door to en suite.

En Suite

5'10 x 5'6 (1.78m x 1.68m)

UPVC double glazed window, central heating radiator, three piece dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosure, PVC panel elevations, lino flooring.

Bedroom Five

14'11 14'4 (4.55m x 4.37m)

Two UPVC double glazed windows, central heating radiator, smoke alarm.

Bedroom Six

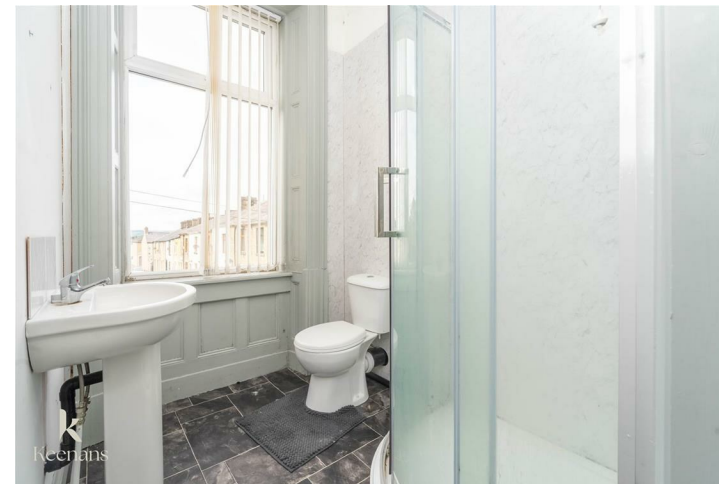
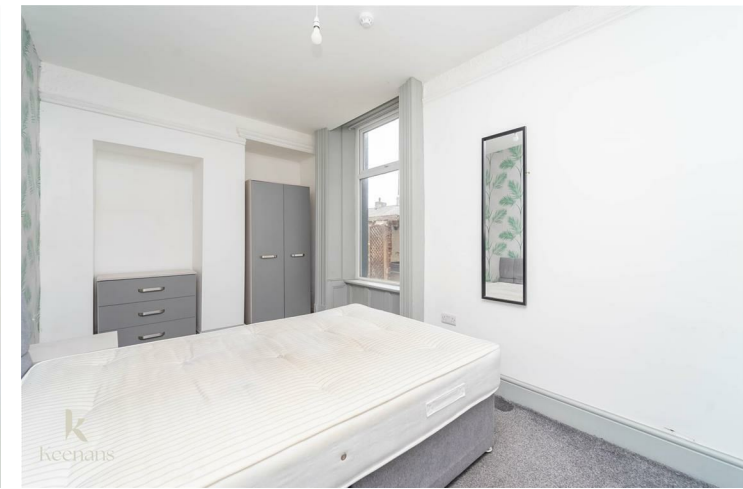
14'11 x 9'9 (4.55m x 2.97m)

UPVC double glazed window, central heating radiator, smoke alarm.

Bathroom

8'6 x 8 (2.59m x 2.44m)

UPVC double glazed frosted window, central heating radiator, three piece dual flush WC, pedestal wash basin with mixer tap, panelled bath with electric feed shower, PVC to ceiling, extractor fan, tile effect lino flooring



Tel: 01282469023

www.keenans-estateagents.co.uk