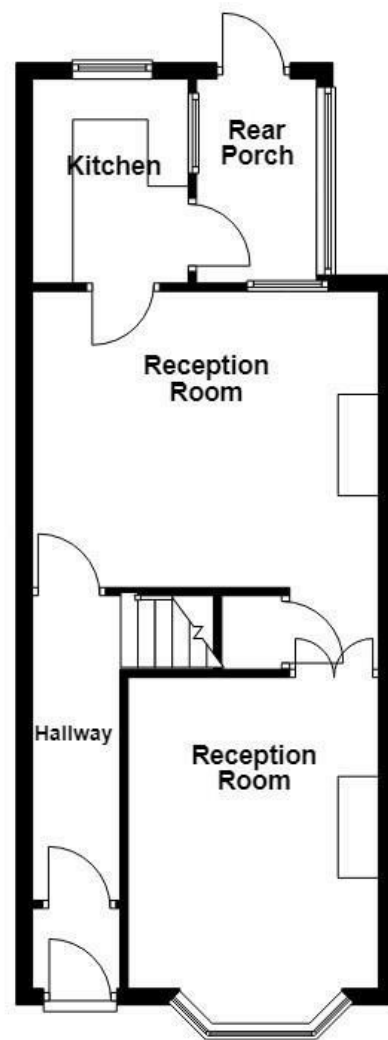
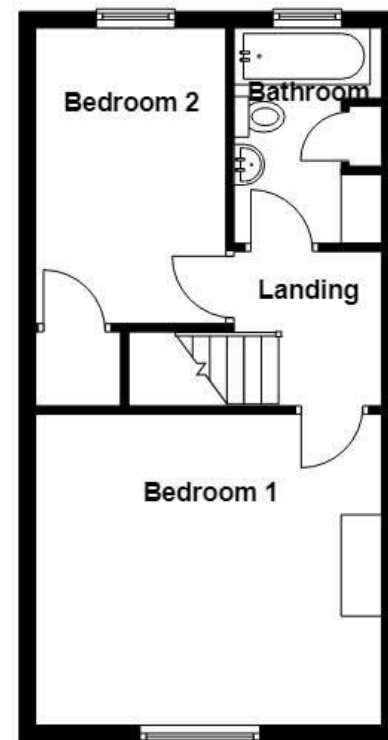


Ground Floor



First Floor



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		
	57	76
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.

Coal Clough Lane, Burnley, BB11 4NW

£90,000

A GREAT INVESTMENT OPPORTUNITY SOLD WITH A TENANT IN SITU

Situated on Coal Clough Lane in Burnley, this charming mid-terrace house presents an excellent investment opportunity. Currently sold with a tenant in situ, this property is ideal for those looking to enter the rental market or expand their portfolio.

The house features two generously sized bedrooms, providing ample space for comfortable living. The layout includes two inviting living areas, perfect for relaxation or entertaining guests. The kitchen is well-equipped, ensuring that meal preparation is a delight. Additionally, a rear porch offers convenient access to the outdoor space, which includes a manageable yard and an outhouse, adding to the property's practicality.

The three-piece bathroom is designed for both functionality and comfort, catering to the needs of modern living. Located close to Burnley town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities, making this property not only a great home but also a strategic investment.

With its appealing features and prime location, this mid-terrace house on Coal Clough Lane is a fantastic opportunity for anyone looking to invest in Burnley.

Coal Clough Lane, Burnley, BB11 4NW

£90,000

2 1 2 D

- Mid Terrace Property
- Two Spacious Reception Rooms
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Hallway

11'5 x 3'7 (3.48m x 1.09m)

Reception Room One

12'7 x 10'2 (3.84m x 3.10m)

Reception Room Two

14'1 x 13'7 (4.29m x 4.14m)

Kitchen

8'7 x 6'4 (2.62m x 1.93m)

Rear Porch

8'3 x 4'10 (2.51m x 1.47m)

First Floor

Landing

7'1 x 5'7 (2.16m x 1.70m)

Bedroom One

13'10 x 12' (4.22m x 3.66m)

Bedroom Two

12' x 7'9 (3.66m x 2.36m)

Bathroom

11'5 x 5'10 (3.48m x 1.78m)

