



A two bedroom stone built flush faced mid terrace cottage conveniently located on the doorstep of local amenities, public transport links and Nelson town centre. The property is currently tenanted at a rental of £90 per week and has been since 17th August 2015. The existing agreement with the tenants expires on 11th March 2018.

This property is located in a prime central location and there is opportunity to convert this into commercial premises, subject to obtaining the necessary permissions. The accommodation briefly comprises on the ground floor, lounge and fully fitted galley style kitchen. On the first floor is an excellent sized double bedroom to the front, single bedroom to the rear and a three piece bathroom suite. To the rear of the property, there is a good sized garden. SENSIBLE OFFERS INVITED.

Chain Free £55,000



A 2 bedroom flush faced cottage currently tenanted, making this an ideal investment opportunity.

EPC Rating: D Council Tax Band: A

**LOCATION**

Travelling away from our office along Manchester Road, proceed through the first set of traffic lights passing the turning for Rigby Street and the subject property is located in the second block of properties on the left hand side and can be identified by our For Sale board.

**DESCRIPTION**

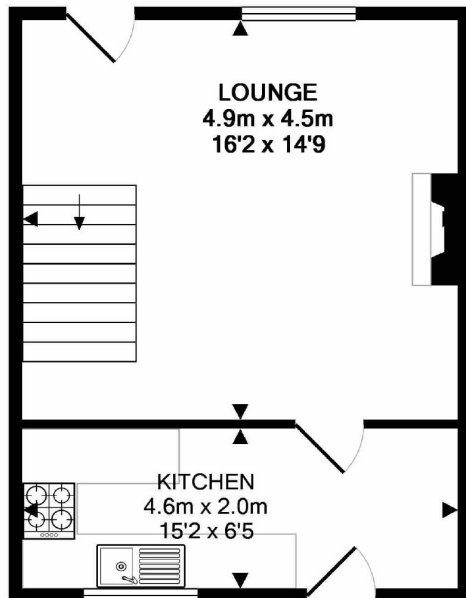
An ideal investment opportunity has arisen to purchase a two bedroom flush faced stone built cottage situated a short distance away from local amenities and public transport links. The property is let at £90 per week to the same tenants since 17th August 2015. The present agreement expires 11th March 2018. The tenants are long term, pay rent on time and look after the property. They would prefer to remain as tenants long term. Any extension to the tenancy agreement is at the discretion of the purchaser, however the existing tenancy agreement will need to be honoured. The property, as an investment, represents a gross yield of approximately 8.5% based upon the asking price.

The property is located in a prime central location and there is opportunity to convert the property into a commercial premises. There are two other properties on the same block used as commercial premises and several opposite. This, however would be subject to obtaining the necessary planning permissions.

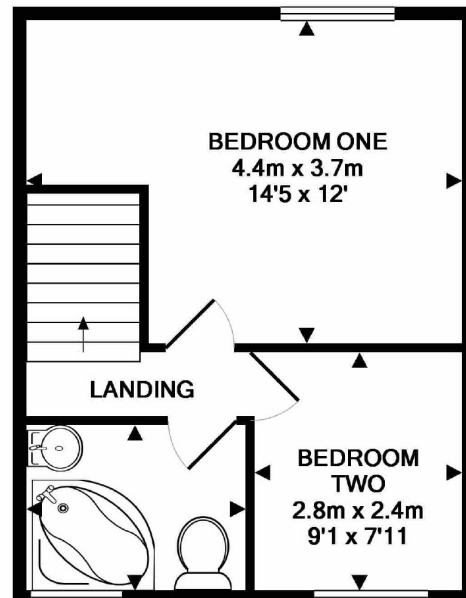
The accommodation briefly comprises on the ground floor, good sized lounge with stairs providing access to the first floor and fully fitted galley style kitchen. To the first floor is a double bedroom to the front, single bedroom and a three piece bathroom suite. To the rear of the property, there is a good sized garden. The property benefits from the modern day comforts of sealed unit double glazing and gas fired central heating.

**SENSIBLE OFFERS ARE INVITED**

\*\*\* Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements \*\*\*



GROUND FLOOR  
APPROX. FLOOR  
AREA 31.5 SQ.M.  
(339 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.6 SQ.M.  
(340 SQ.FT.)

TOTAL APPROX. FLOOR AREA 63.1 SQ.M. (679 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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