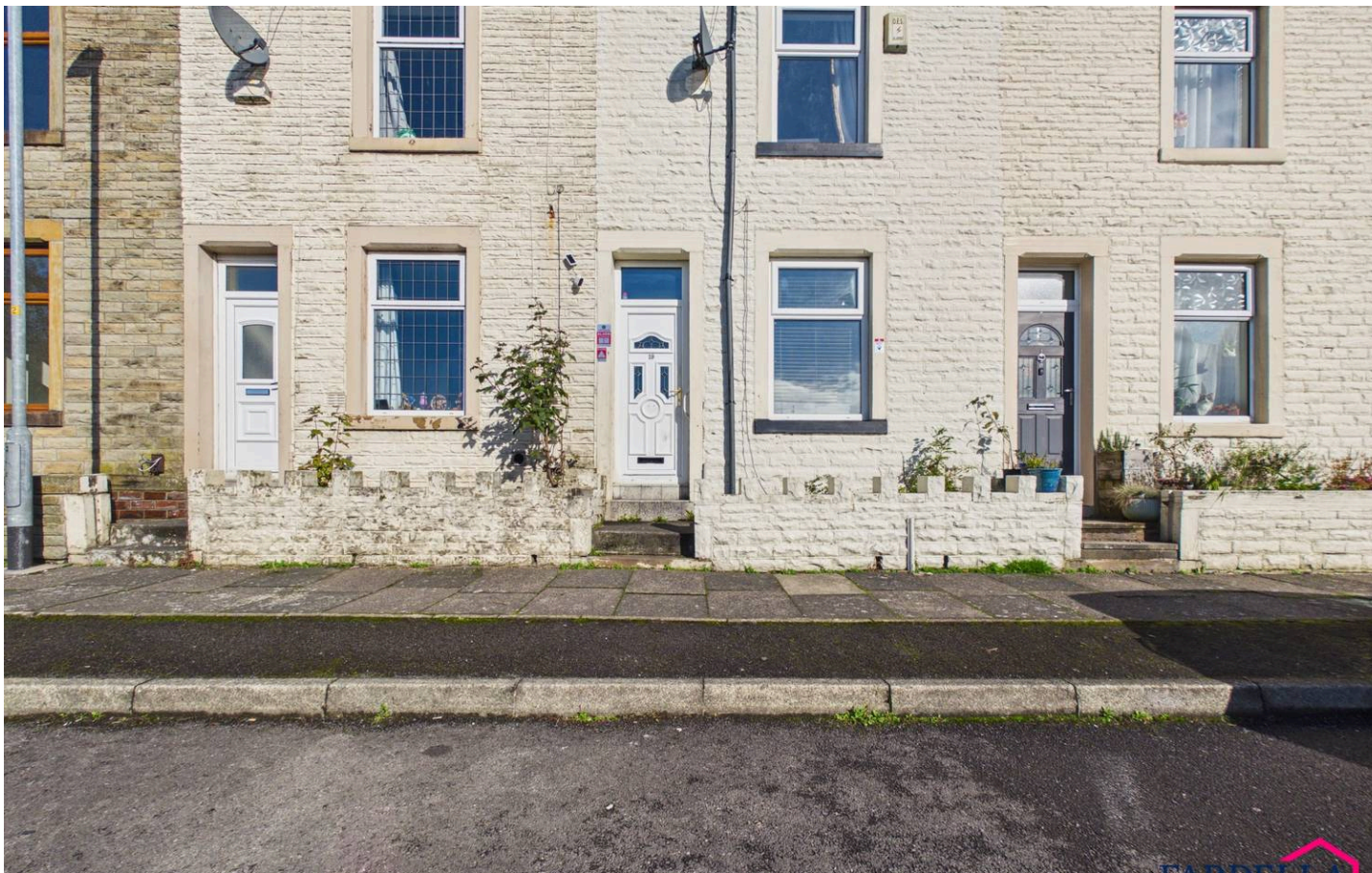




19 Coniston Street

Burnley

- An excellent opportunity for buy-to-let investors! This two-bedroom mid-terraced property is offered for sale with a tenant in situ, currently generating £675 per calendar month, equivalent to £8,100 annually. An appealing addition to an investment portfolio with an established rental income.

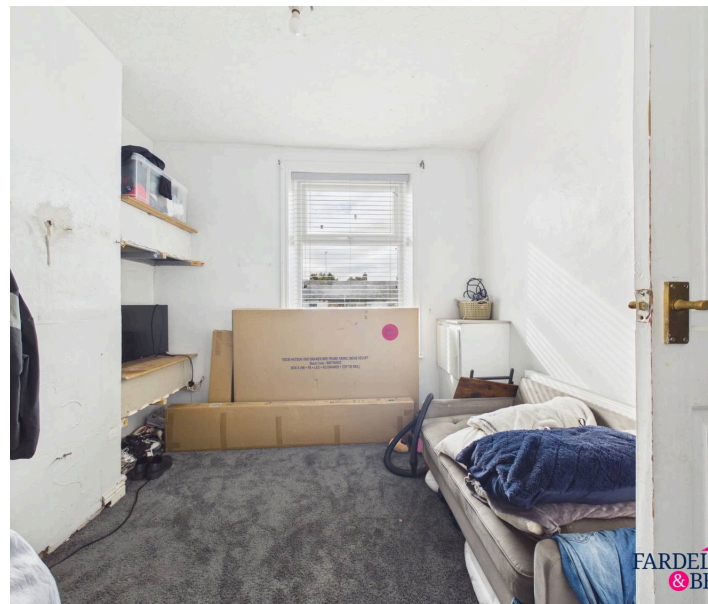
Situated in the residential area of Gannow, the property is conveniently located for local shops, supermarkets, schools and everyday amenities. Burnley town centre, public transport connections and the M65 motorway network are also within easy reach.

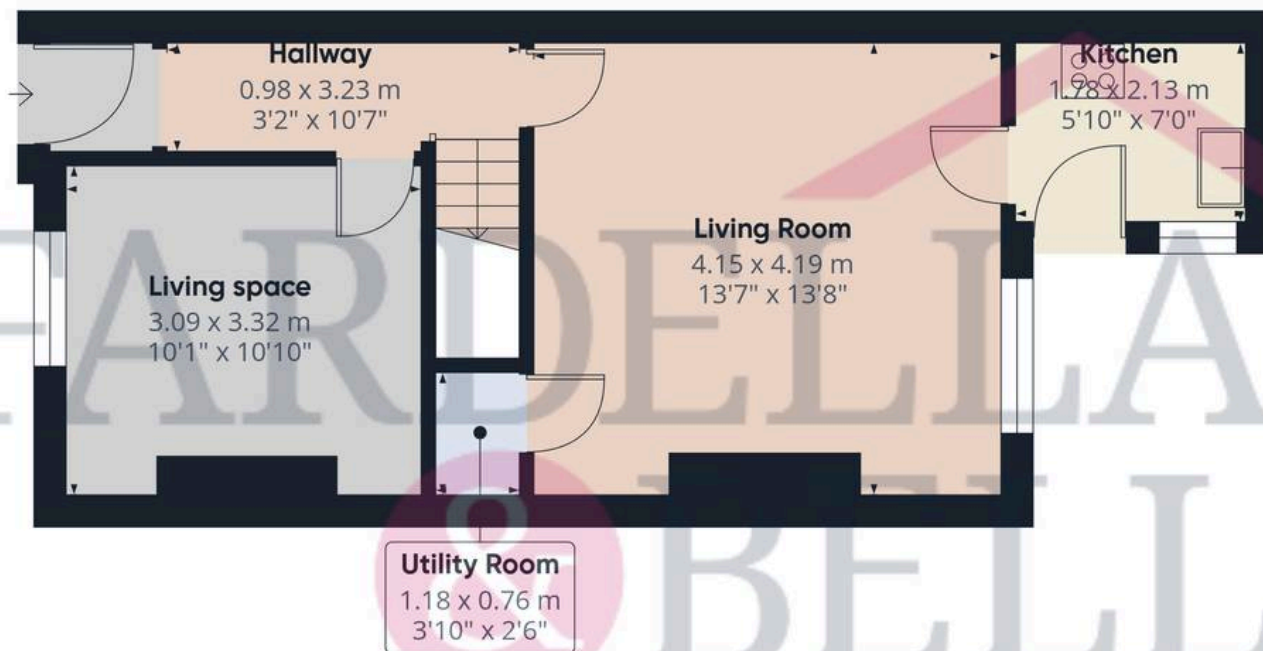
Internally, the accommodation is arranged over two floors. The ground floor comprises an entrance hallway leading into a spacious living room, featuring decorative wall panelling, a feature fireplace and wood-effect flooring. To the rear is another reception room along with a fitted kitchen, comprising wall and base units, integrated cooking appliances and space for additional appliances.

The first floor offers two bedrooms, providing flexible accommodation, alongside a generously sized family bathroom featuring a bath, separate shower enclosure, pedestal wash basin and WC.

Externally, the property benefits from a traditional stone-fronted façade with a small front forecourt. To the rear is an enclosed yard featuring timber decking, gated access and useful storage space.







Floor 0

Approximate total area⁽¹⁾

69.7 m²

752 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ON STREET

1 Parking Space





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