

£84,995 Leasehold



36 Colbran Street, Burnley, Lancashire
BB10 3DP



PROPERTY DESCRIPTION

!! Investment Opportunity !! This recently refurbished two bedroom mid terrace home is found on the ever popular Colbran Street and is offered for sale with the current tenant in situ. The tenant moved in, in May 2023 and is paying £600pcm. The seller has carefully gone through a considerable refurbishment and the generous accommodation comprises of: two separate reception rooms, a brand new fitted kitchen, two spacious double bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed using a warm air heating system and is Upvc double glazed throughout. There is a low maintenance yard to the rear. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- Offered for sale with the tenant in situ
- Tenant currently paying £600pcm
- Recently refurbished to a high standard
- Beautifully presented living accommodation on offer
- Two separate reception rooms
- Eye catching, brand new kitchen
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by a 'warm air' heating system
- Upvc double glazed throughout
- Low maintenance yard to the rear
- Early viewing is a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with a Upvc door to the front, staircase off leading to the first floor and access to both reception rooms.

Sitting Room

4.19m x 3.94m (13' 9" x 12' 11") a welcoming reception room with a Upvc double glazed window to the front, fitted meter cupboard and radiator to the front.

Lounge

4.04m x 3.94m (13' 3" x 12' 11") the larger of the two reception rooms and having a Upvc double glazed window to the rear, radiator and large under stairs storage cupboard. Access through to:

Kitchen

3.02m x 1.83m (9' 11" x 6' 0") a brand new range of fitted wall and base units that boast a complimentary rolled edge working surface incorporating a one bowl sink and drainer. Modern integrated four ring electric hob and oven with cooker hood over. Tiled to compliment and a Upvc double glazed window to the side. Door leading to the outside space.

First Floor

Bedroom One

3.91m x 3.33m (12' 10" x 10' 11") a generous main bedroom with a Upvc double glazed window to the front and a radiator.

Bedroom Two

4.01m x 2.54m (13' 2" x 8' 4") a second well proportioned bedroom with a radiator and a Upvc double glazed window to the rear.

Bathroom

a modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath. Tiled to compliment. Built in storage cupboard.

Outside

Yard

Low maintenance rear yard.