



15 Monmouth Street, Burnley,
Lancashire BB12 0PT



PROPERTY DESCRIPTION

!! Investment Opportunity !! This two bedroom mid terrace home is found just off Pendle Way and is offered for sale with the current tenant in situ. The tenant has been in place for a number of years now, and is currently paying £400pcm. All the relevant certification is in place. The property would benefit from some cosmetic updating but comprises of: one generous reception room, modern fitted kitchen, two first floor bedrooms and a three piece shower room. Warmed by gas central heating and being Upvc double glazed throughout. Early viewing is considered a must!

ROOM DESCRIPTIONS

Ground Floor

Sitting Room

with a Upvc double glazed window to the front, and a radiator.
Doorway through to:

Kitchen

fitted with a range of wall and base units that boast a rolled edge working surface and incorporating a one bowl sink and drainer. Splash back tiled to compliment, wall mounted central heating boiler and a Upvc double glazed window to the rear and door leading to outside. Staircase off leading to the first floor.

First Floor

Bedroom One

with a Upvc double glazed window to the front, and a radiator.

Bedroom Two

with a double glazed window to the rear and a radiator.

Shower Room

a fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and a shower cubicle. Splash back tiled to compliment.

Outside

Outside

low maintenance rear yard.

