



25 Irene Street, Burnley, Lancashire
BB10 4DJ



PROPERTY DESCRIPTION

!! Investment Opportunity !! This beautifully presented, three bedroom mid terrace home is found just off the ever popular Lyndhurst Road and is offered for sale with the current, long standing tenant in situ. The sizeable accommodation comprises of: two separate reception rooms, a modern fitted kitchen, three first floor bedrooms and a modern three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. All the relevant certification is in place and the current rent is £525pcm. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- Offered for sale with the current long standing tenant in situ
- Beautifully presented throughout
- Located just off the ever popular Lyndhurst Road
- Two separate reception rooms
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - D
- All the relevant certificates are in place
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

4.34m x 3.58m (14' 3" x 11' 9")

Lounge

4.5m x 4.29m (14' 9" x 14' 1")

Kitchen

3.9m x 2.5m (12' 10" x 8' 2")

First Floor

Bedroom One

4.24m x 3.3m (13' 11" x 10' 10")

Bedroom Two

4.1m x 2.95m (13' 5" x 9' 8")

Bedroom Three

2.77m x 2.34m (9' 1" x 7' 8")

Bathroom

Outside

Rear Yard

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The ground rent is £1.25 per annum.

Council Tax - Band A

The property is located in an area considered low risk for surface water flooding.

Mobile and broadband coverage is provided by a number of companies, and ultrafast broadband is available.

