

£57,500 Leasehold



94 Plumbe Street, Burnley, Lancashire
BB11 3AW

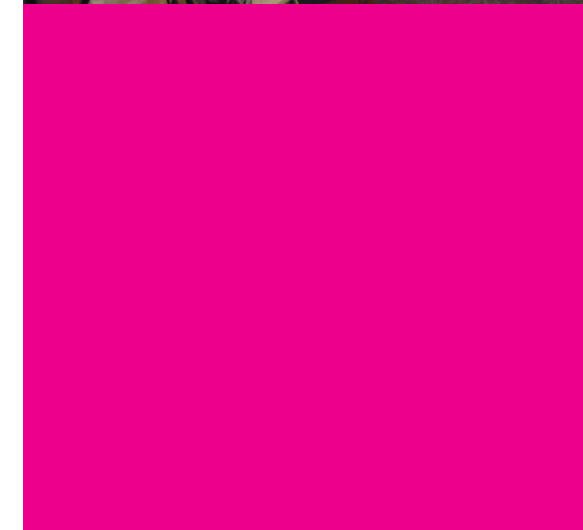


PROPERTY DESCRIPTION

!! Buy to let investment opportunity !! This well presented two bedroom mid terrace home is offered for sale with the current long standing tenant in situ. The property has been under our management since mid 2022 and all the relevant certification is in place. The accommodation comprises of: one welcoming reception room, a modern open plan dining kitchen, two first floor bedrooms and a three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. Low maintenance yard to the rear. EPC - D. Early viewing is considered a must!

FEATURES

- Buy to let investment opportunity
- Offered for sale with the current long standing tenant in situ
- All the relevant certification is in place
- Rent currently £385pcm
- Property has been under our management since mid 2022
- Well presented accommodation
- One generous reception room
- Modern open plan dining kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating and being Upvc double glazed throughout
- Early viewing is a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

3.96m x 3.33m (13' 0" x 10' 11")

Dining Room

3.96m x 3.84m (13' 0" x 12' 7") open plan with:

Kitchen

2.57m x 2.06m (8' 5" x 6' 9")

First Floor

Bedroom One

3.96m x 3.70m (13' 0" x 12' 2")

Bedroom Two

3.73m x 2.16m (12' 3" x 7' 1")

Bathroom

Outside

Yard

Further Information

Information

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

The annual ground rent is £1.75.

There are no noted restrictive covenants on the title.

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

Broadband and mobile coverage is offered by a number of providers and ultrafast is available.

