

£84,995 Leasehold



21 Mitella Street, Burnley, Lancashire  
BB10 4EN





## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for this sale this sizeable mid terrace home, located just off the ever popular Lyndhurst Road and just a short walk from Towneley Park. The property is offered for sale with the current long standing tenant in situ, and the property has been under our management since August 2020 with all the relevant certification being in place. The current rent is £475pcm. The generous accommodation comprises of: two separate reception rooms, modern fitted kitchen, two first floor double bedrooms to the first floor and a modern three piece bathroom suite. Warmed by gas central heating, and being Upvc double glazed throughout. EPC - E. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale with the current tenant in situ
- Sizeable mid terrace home
- Located just off the ever popular Lyndhurst Road
- A short walk from Towneley Park
- Current rent is £475pcm
- Two generous reception rooms
- Modern fitted kitchen
- Two first floor double bedrooms
- Modern three piece bathroom
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - E
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Outside

Yard

Low maintenance rear yard.

## Further Information

### Information

The property is on a leasehold tenure with the residue of a 999 year lease remaining - approx. 875 years. The ground rent is £1.50 per annum.

The council tax band is Band A.

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

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

