



261 & 261A Coal Clough Lane, Burnley,  
Lancashire BB11 4DH



## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale a rare opportunity to purchase an end of terrace property that has been split into two separate apartments. Both apartments have their own private entrances with the ground floor apartment being spread over the lower two storeys of the property, and the smaller upstairs apartment being a large one bedroom property. The lower apartment comprises of: one generous reception room, a modern fitted kitchen, two bedrooms, large three piece shower room and spiral staircase leading to the converted basement which boasts an additional sitting room, and rear porch/utility room. The first floor apartment offers an open plan living space with a range of modern fitted kitchen units, two bedrooms and a two piece bathroom suite with separate W/C. In the past the property has generated a healthy rental income and on current rental prices landlords should expect the property to produce circa £1100PCM. EPC - TBC. Both apartments are Council Tax Band A. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale with vacant possession
- Ideal for anyone looking for an investment opportunity
- The accommodation is split into two apartments
- Ground Floor Apartment is spread across two storeys
- Ground Floor Apartment offers generous accommodation with two bedrooms
- Large first floor apartment with two bedrooms and open plan living accommodation
- Warmed by gas central heating
- Upvc double glazed throughout
- Potential rental income of circa £1100PCM
- Early viewing is considered a must!





## **ROOM DESCRIPTIONS**

### **Ground Floor**

**Sitting Room**

**Entrance Hallway**

**Bedroom One**

**Kitchen**

**Bedroom Two**

### **Lower Ground Floor**

**Basement Conversion**

**Sitting Room**

**Rear Utility Room**

### **First Floor Apartment**

**Entrance Hallway**

**Open Plan Sitting Room**

**Bedroom One**

**Bedroom Two**

**Bathroom**

### **Outside**

**Yard**

### **Further Information**

#### **Further Information**

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

The annual ground rent is £1.05.

Mobile and broadband services are offered by a number of providers and ultrafast is available.

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

Both apartments have their own council tax designations, and both are Band A.

EPC - TBC

