

£52,500 Leasehold



16 Kime Street, Burnley BB12 6RH



## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this two bedroom mid terrace home situated just off Padiham Road, and being only a short drive to the local motorway network. The accommodation is in need of some cosmetic updating but comprises of: a welcoming living room with fireplace surround, modern fitted kitchen with integrated oven & hob, two bedrooms to the first floor and a three piece shower room. There is an enclosed yard to the rear. The property is warmed by gas central heating and has Upvc double glazed windows. EPC - C. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale with vacant possession
- In need of some cosmetic updating
- One welcoming reception room
- Fitted Kitchen
- Two bedrooms to the first floor
- Modern shower room
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - C
- Council Tax- Band A
- Early viewing a must!



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Living Room

4.07m x 3.71m (13' 4" x 12' 2")

#### Kitchen

3.25m x 2.82m (10' 8" x 9' 3")

### FIRST FLOOR

#### Bedroom One

3.68m x 2.8m (12' 1" x 9' 2")

#### Bedroom Two

2.85m x 2.36m (9' 4" x 7' 9")

#### Bathroom

### EXTERNAL

#### Enclosed 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 companies and ultrafast is available.

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

EPC - C

Council Tax - Band A

