

£59,995 Leasehold



7 Claremont Street, Burnley, Lancashire  
BB12 0HG



## PROPERTY DESCRIPTION

!! Investment Opportunity !! This sizeable mid terrace home is offered for sale with no onward chain, and is sure to catch the eye of anyone looking for an investment opportunity. The accommodation would benefit from some cosmetic updating and comprises of: two separate reception rooms, a basic fitted kitchen, two first floor bedrooms and a two piece coloured bathroom suite with a separate W/C. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance yard to the rear with brick built outbuildings. EPC - D. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Sizeable mid terrace home
- In need of some cosmetic updating
- Offered for sale with no onward chain
- Vacant possession
- Two separate reception rooms
- Basic fitted kitchen
- Two double bedrooms
- Basic fitted two piece bathroom suite with separate W/C
- Low maintenance rear yard with brick built outhouses
- Warmed by gas central heating
- Upvc double glazed throughout
- Council Tax - Band A
- EPC - D
- Early viewing is a must!



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

Separate W/C

### 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 companies, and ultrafast is available.

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

EPC - TBC

Council Tax - Band A

