

£45,000 Leasehold



12 Smith Street, Burnley, Lancashire
BB12 0RA



PROPERTY DESCRIPTION

!! Investment Opportunity !! Offered for sale with vacant possession, this centrally located two bedroom mid terrace home is sure to catch the eye of anyone looking for an investment opportunity. The accommodation is in need of considerable updating, but comprises of: one welcoming reception room, a basic fitted kitchen, two first floor bedrooms and a bathroom suite. Low maintenance rear yard. EPC - TBC. Council Tax - Band A. Cash purchase is preferable. Early viewing is a must!

FEATURES

- Investment Opportunity
- Offered for sale with vacant possession
- Centrally located
- Close proximity to Burnley Barrocks train station
- In need of significantly upgrading
- One welcoming reception room
- Basic fitted kitchen
- Two bedrooms
- Bathroom suite (in need of replacement)
- EPC - TBC
- Council Tax - Band A
- Early viewing a must!

ROOM DESCRIPTIONS

Ground Floor

Sitting Room

Dining Kitchen

First Floor

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.

The property is located in an area where the flood risk is deemed to be very low, and the long term flood risk is considered to be the same.

Mobile and broadband services are offered by a number of companies.

EPC - TBC

Council Tax - Band A