

£69,995 Leasehold



16 Williams Road, Burnley, Lancashire  
BB10 3DB



## PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! We are delighted to offer for sale this two bedroom mid terrace home, that is sure to catch the eye of anyone looking for an investment property. The property is offered for sale with the current long standing tenant in situ. The current rent is £500PCM and all the relevant certification is in place. The well presented accommodation comprises of: one welcoming reception room, a fully fitted dining kitchen, two first floor bedrooms - as well as a third area that's just too small for us to formally class as a bedroom and a three piece white bathroom suite. There is a low maintenance yard to the rear. Warmed by gas central heating, and being Upvc double glazed throughout. EPC - C. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with the current tenant in situ
- Sure to catch the eye of any buy to let purchasers
- All the relevant certificates are in place
- Current rent is £500PCM
- One welcoming reception room
- Fitted dining kitchen
- Two first floor bedrooms - as well as a third sleeping area that is just too small to be considered a formal bedroom
- Three piece bathroom suite
- 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

Entrance Hallway

Sitting Room

Dining Kitchen

### First Floor

Bedroom One

Bedroom Two

Bedroom Sleeping Area

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 companies and ultrafast is available.

The property is located in an area considered low risk for surface water flooding, and the long term risk is considered the same.

EPC - C

Council Tax - Band A

