

£69,995 Leasehold



230 Gannow Lane, Burnley BB12 6JJ



PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! Situated on the popular Gannow Lane, we offer for sale this modern 2 bedroom mid terrace home, that boasts ample local amenities within walking distance and is found just a short drive from the local motorway network. The property is ideal for anyone looking for a buy to let investment, and is offered for sale with the current long standing tenant in situ. The tenant currently pays £600PCM, and all the relevant certification is in place. The accommodation comprises of: one welcoming reception room, dining room leading to fully fitted kitchen with integrated oven/hob, 2 double bedrooms to the first floor and 3 piece bathroom with shower over bath. The property is warmed by gas central heating, and is Upvc double glazed throughout. EPC - D. Council Tax - Band A. Early viewing is a must!

FEATURES

- Offered for sale with the current tenant in situ
- All the relevant certification is in place
- Situated on the popular Gannow Lane, Burnley
- 2 bedroom mid terrace with enclosed yard to rear
- 2 Reception rooms with fireplace/surround
- Fully fitted kitchen with integrated oven & hob
- 2 double bedrooms to the first floor
- 3 piece bathroom suite with shower over bath
- EPC - D
- Council Tax - Band A
- Early viewing a must!





ROOM DESCRIPTIONS

GROUND FLOOR

Living Room

Dining Room

Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL

External 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 considered to be high risk for surface water flooding, and the long term risk is considered to be the same.

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

EPC - D

Council Tax - Band A

