

£95,000 Leasehold



19 Hinton Street, Burnley, Lancashire  
BB10 4EB



## PROPERTY DESCRIPTION

!! Investment Opportunity !! Located in the heart of the popular district of Lower Brunshaw and offered for sale with the current tenant in situ. The current rent is £750PCM, and the tenant has ambitions of staying in the property for the foreseeable future. The spacious accommodation comprises of: two separate reception rooms, a modern fitted kitchen with a separate utility room, three first floor bedrooms and a modern three piece bathroom suite. All the relevant certification is in place. The property is warmed by gas central heating and is Upvc double glazed throughout. Low maintenance yard to the rear. EPC - D. Council Tax - Band A. Early viewing a must!

## FEATURES

- Investment Opportunity - Offered for sale with a tenant in situ
- The perfect buy to let investment
- Well presented accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Separate utility room
- Three first floor bedrooms
- Modern fitted bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- Council tax - Band A
- EPC - D
- Early viewing a must!







ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

Dining Room

Kitchen

Utility Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

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 believed to be £1.05.

Mobile and broadband is 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, and the long term risk is assessed as the same.

EPC - D

Council Tax - Band A

