



39 St Matthew Street, Burnley, Lancashire
BB11 4LF



PROPERTY DESCRIPTION

!! Offered for sale with the current long standing tenant in situ !! This well presented three bedroom terrace house is offered for sale as a buy to let investment, with the current tenant paying £760PCM. The generous bay fronted accommodation comprises of: two large separate reception rooms, an extended kitchen, three first floor bedrooms and a modern three piece bathroom suite. The property is warmed by as central heating, and is Upvc double glazed throughout. All the relevant certification is in place. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with the current long standing tenant in situ
- Well presented accommodation on offer
- Buy to let investment opportunity
- Current rent is £760PCM
- Bay fronted mid terrace home
- Two separate reception rooms
- Fitted Kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating and being Upvc double glazed throughout
- All the relevant certificates are in place
- EPC - D
- Council Tax - Band A
- Early viewing is a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

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.

Annual ground rent is £1.05.

The property is located in an area considered to be low risk for surface water flooding, with the long term risk assessed as the same.

Mobile and broadband coverage is offered by a number of companies, and ultrafast is available.

EPC - D

Council Tax - Band A

