



103 Lyndhurst Road, Burnley, Lancashire
BB10 4DH



PROPERTY DESCRIPTION

!! Investment Opportunity !! Situated on the ever popular Lyndhurst Road, Burnley, we offer a 3 bedroom mid terrace property home that is offered for sale with the current tenant in situ. The tenant has been in place since January 2025 and the current rent is set at £825PCM. All the relevant certification is in place. The accommodation is beautifully presented throughout and comprises of: two generous reception rooms, a modern fitted kitchen, separate utility room, three first bedrooms - one being a spacious double, and a modern three piece 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 is considered a must!

FEATURES

- Investment Opportunity
- Offered for sale with the current tenant in situ
- Current rent is £825PCM
- All the relevant certificates are in place
- Two generous reception rooms
- Modern fitted kitchen
- Separate utility room
- Three first floor bedrooms
- Modern three piece bathroom suite
- Council Tax - Band A
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance vestibule

Front reception room

Rear reception room

Kitchen

Utility Room

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

External

Enclosed yard and forecourt front

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 low risk for surface water flooding, and the long term risk is 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

