



64 Queensberry Road, Burnley,
Lancashire BB11 4LH



PROPERTY DESCRIPTION

!! Investment Opportunity !! This well presented two bedroom mid terrace house, is located just a short walk from Manchester Road train station and is sure to catch the eye of anyone looking for a buy to let investment property. The accommodation comprises of: two separate reception rooms, modern fitted kitchen, two first floor bedrooms and a three piece bathroom suite. There is a low maintenance yard to the rear. EPC - D. Council Tax - Band A. The property can be sold with the current long standing tenant in situ, the current rent is £425PCM. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- Well presented accommodation on offer
- Located just a short walk from Manchester Road train station
- Sure to catch the eye of anyone looking for a buy to let investment
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Can be sold with the current tenant in situ - paying £425PCM
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

First Floor

Bedroom One

Bedroom Two

Third Sleeping Area

Accessed off the bathroom.

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 to be low risk for surface water flooding.

EPC - D

Council Tax - Band A

The property is located in an area designated under the landlord license scheme by Burnley Borough Council