



7 Branch Road, Burnley, Lancashire
BB11 3AT



PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale the opportunity to purchase this mid terraced home found just off the popular Parliament Street, and its offered for sale with the current tenant in situ. The accommodation comprises of: one welcoming reception room, a fitted dining kitchen, two bedrooms to the first floor and a three piece bathroom suite. The property is warmed by gas central heating, and is hardwood double glazed throughout. All the relevant certification is in place. The current rent is £100P/W. Low maintenance rear yard. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- Offered for sale with the current tenant in situ
- Located just off the popular Parliament Street
- All the relevant certificates are in place
- One welcoming reception room
- Dining Kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating, and having hardwood double glazed throughout
- EPC - D
- Council Tax - Band A
- Rent Increase £100p/w
- Early viewing is considered a must!

ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

Dining Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Outside

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 service 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, and the long term risk is assessed as the same.

EPC - D

Council Tax - Band A

