



36 Cardinal Street, Burnley, Lancashire

BB10 1RY

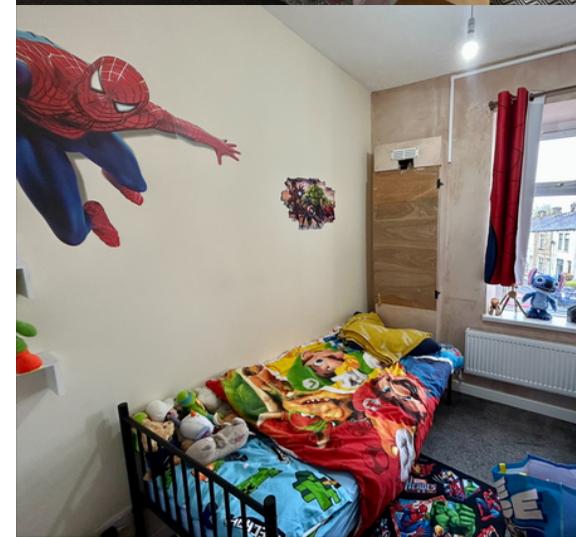


## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this beautifully presented mid terrace home, that is offered for sale with the current tenant in situ. The tenant currently pays £550PCM, following a rent increase given to them in March 2026. The property is well presented throughout, and comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a fully fitted three piece shower room. The property is warmed by gas central heating, and is Upvc double glazed throughout. All the relevant certification is in place. Council Tax - Band A. EPC - TBC. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Beautifully presented accommodation on offer
- Offered for sale with the current tenant in situ
- Current rent is £550PCM, following a rent increase in 2026
- One welcoming reception room
- Fitted Kitchen
- Two first floor bedrooms
- Modern, fully fitted three piece shower room
- Low maintenance rear yard
- Warmed by gas central heating, and being Upvc double glazed throughout
- All the relevant certificates are in place
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!





## **ROOM DESCRIPTIONS**

### **Ground Floor**

#### **Sitting Room**

4.34m x 4.15m (14' 3" x 13' 7")

#### **Kitchen**

3.15m x 3.01m (10' 4" x 9' 11")

### **First Floor**

#### **Bedroom One**

4.86m x 4.19m (15' 11" x 13' 9")

#### **Bedroom Two**

3.08m x 2.34m (10' 1" x 7' 8")

#### **Shower Room**

### **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

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.

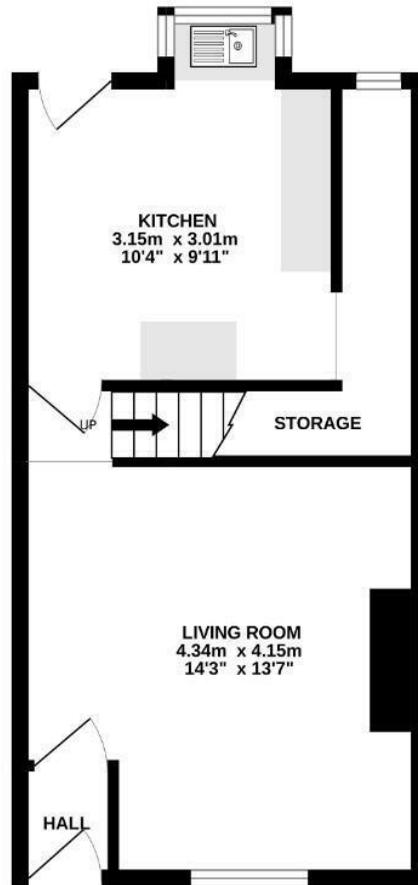
Mobile and broadband coverage is offered by a number of companies and ultrafast is available.

EPC - TBC

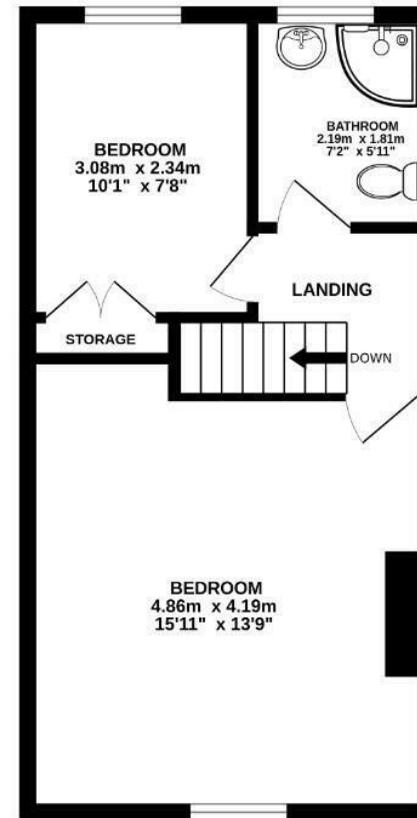
Council Tax - Band A

# FLOORPLAN

GROUND FLOOR  
34.4 sq.m. (370 sq.ft.) approx.



1ST FLOOR  
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA: 68.1 sq.m. (733 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Neopix 6/2023