



15 Hinton Street, Burnley, Lancashire. BB10 4EB

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for a buy to let investment
- Located just off the popular Lyndhurst Road
- Close proximity to Turf Moor stadium
- In need of some cosmetic updating
- Two generous, separate reception rooms
- Extended kitchen
- Two first floor double bedrooms
- Three piece shower room
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Low maintenance yard to the rear
- EPC - E
- Early viewing a must!



PROPERTY DESCRIPTION

Offered for sale with no onward chain, this two double bedroom mid terrace home is found just off the ever popular Lyndhurst Road and is sure to catch the eye of anyone looking for an investment opportunity. The generous accommodation is in need of some cosmetic updating but comprises of: two separate reception rooms, an extended kitchen, two first floor double bedrooms and a three piece shower room. The property is warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed throughout. Low maintenance yard to the rear. EPC - E. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

with Upvc door to the front, and wooden door leading through to:

Sitting Room

with a Upvc double glazed window to the front, brick fireplace with feature electric fire and complimentary hearth, Cupboard housing the meters. Opening through to:

Sitting Room

the larger of the two reception rooms, and having a feature brick fireplace with electric fire and matching hearth, Upvc double glazed window to the rear and staircase off leading to the first floor.

Extended Kitchen

benefitting from an extension, the large 'galley' kitchen comprises of a range of fitted wall and base units that boast a rolled edge working surface incorporating a one bowl sink and drainer. There is ample room for appliances, a Upvc double glazed window to the side and a Upvc door to the side.

First Floor

Bedroom One

a generous main bedroom with a Upvc double glazed window to the front and a radiator.

Bedroom Two

a second double bedroom with a Upvc double glazed window to the rear and a radiator.

Shower Room

a fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and a shower cubicle. Tiled to compliment and a radiator.

Outside

Yard

a low maintenance rear yard.

Further Information

The property is on a leasehold title with the residue of a 999 year term remaining.

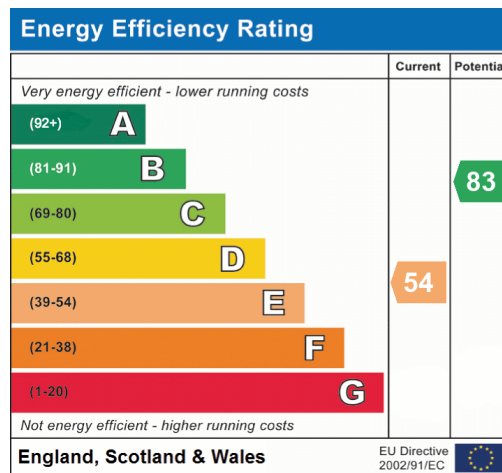
The annual ground rent is £1.50.

There are no noted restrictive covenants or easements.

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

The property is located in an area considered low risk for surface water flooding.





Burnley
 31, Parker Lane, Burnley, BB11 2BU
 01282 427445
 info@jonsimon.co.uk