



45 WYNOTHAM STREET, BURNLEY, LANCASHIRE  
BB10 1UQ



## PROPERTY DESCRIPTION

Offered for sale with vacant possession, the property is well presented throughout and sure to catch the eye of any would be investor. The rent was previously set at £495pcm and the property comes with the potential to be sold with a tenant in situ. The accommodation comprises of: one generous reception room, a modern dining kitchen, two bedrooms to the first floor and a fully fitted three piece bathroom suite. The property is warmed by gas central heating and has Upvc double glazed windows. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Was previously rented at £495pcm
- Offered for sale with vacant possession
- All the relevant certificates are in place
- One generous reception room
- Modern dining kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Large rear yard





## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

3.67m x 3.22m (12' 0" x 10' 7") a welcoming reception room with a Upvc double glazed window to the front, and a feature gas fire with matching surround.

#### Dining Kitchen

4.71m x 3.63m (15' 5" x 11' 11") a modern fitted having a range of wall and base units that boast a rolled edge working surface. There is ample space for appliances, a Upvc double glazed window to the rear and a door leading to outside. Staircase off leading to the first floor.

### First Floor

#### Bedroom One

4.59m x 3.24m (15' 1" x 10' 8") a generous double bedroom with a Upvc double glazed window to the front and a radiator.

#### Bedroom Two

4.09m x 2.08m (13' 5" x 6' 10") with a Upvc double glazed window to the rear and a radiator.

#### Bathroom

a fully fitted three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over.

### Outside

#### Yard

a large, low maintenance rear yard .

