

£59,995 Leasehold



4 Ashworth House Manchester Road,  
Burnley BB11 1ER



## PROPERTY DESCRIPTION

!! Investment Opportunity !! This ground floor apartment is beautifully presented and is ideal for anyone looking for a buy to let investment. The property comes with a tenant in situ who currently pays £500pcm and has occupied the property since August 2022. The accommodation on offer comprises of: an open living space, modern fitted kitchen, two well proportioned double bedrooms and a fully fitted three piece bathroom suite. Parking can be found in the lower level car park, and the flat is walking distance to Manchester Road train station. All the relevant tenancy certificates are in place. Early viewing is considered a must!

## FEATURES

- Investment Opportunity - Offered for sale with a tenant in situ
- Tenant currently pays £500pcm
- Ground floor apartment
- Beautifully presented throughout
- Suitable for buy to let investment
- Open plan living space
- Eye catching modern kitchen
- Two well proportioned double bedrooms
- Modern three piece bathroom suite
- Car park parking
- Walking distance to Manchester Road train station
- EPC - C
- Early viewing is considered a must!

## ROOM DESCRIPTIONS

### Ashworth House, Manchester Road

#### Ground Floor

##### Entrance Hallway

with large storage cupboard off that boasts the water tank and plumbing for an automatic washing machine.

##### Open Plan Living Space

22' 6" x 9' 10" (6.86m x 2.99m) with a Upvc double glazed window and electric heaters, open plan to:

##### Modern Kitchen

fitted with a range of wall and base units that boast a complementary rolled edge working surface that incorporates a one bowl sink and drainer. There is ample space for a fridge/freezer and an integrated four ring electric hob and oven. Splash back tiled to compliment.

##### Bedroom One

15' 1" x 8' 4" (4.59m x 2.54m) a generous main bedroom with a Upvc double glazed window to the rear.

##### Bedroom Two

10' 10" x 6' 7" (3.29m x 2.00m) with a Upvc double glazed window to the rear.

##### Modern Bathroom

A modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Tiled to compliment.

#### Service Charge

##### Service Charge

The seller informs us that the service charge for 2023 is £114 per month.

##### Tenancy Information

The tenant has been in situ since August 2022 and is currently managed by our office. There are no outstanding maintenance issues and the rent is paid in advance, every month. All the relevant certification is in place.