



3 Boundary Street, Burnley, Lancashire
BB10 1UA



PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! We are delighted to offer for sale this opportunity to purchase a buy to let investment that comes with the current long standing tenant in situ. The tenant has been in place over 12 years now, and currently pays £450PCM. The generous accommodation comprises of: two generous reception rooms, a fitted kitchen, two first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance yard to the rear. All the relevant tenancy certification is in place. EPC - C. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with the current long standing tenant in situ
- Buy to let investment opportunity
- The tenant has been in place for over 12 years and the current rent is £450PCM
- Popular central location
- Two separate reception rooms
- Fitted kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating, and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - C
- Council Tax - Band A
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

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 circa £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 - C

Council Tax - Band A

