



93 Marlborough Street, Burnley,
Lancashire BB11 2HW



PROPERTY DESCRIPTION

!! Investment Opportunity !! This three bedroom mid terrace home is offered for sale with vacant possession and is sure to appeal to any buy to let investors. The property is in need of some cosmetic updating and comprises of: two generous reception rooms, a basic fitted kitchen, three first floor bedrooms and a three piece bathroom suite. The property is warmed by a modern gas central heating boiler and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - C. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- Mid terrace home
- Offered for sale with vacant possession
- Only to appeal to buy to let investors
- In need of some cosmetic updating
- Generous living accommodation on offer
- Two separate reception rooms
- Fitted kitchen
- Three first floor bedrooms
- Basic three piece bathroom suite
- Warmed by a modern combination boiler
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - C
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.25m x 3.12m (10' 8" x 10' 3")

Lounge

4.09m x 4.22m (13' 5" x 13' 10")

Kitchen

3.76m x 2.1m (12' 4" x 6' 11")

First Floor

Bedroom One

4.09m x 2.79m (13' 5" x 9' 2")

Bedroom Two

3.25m x 1.93m (10' 8" x 6' 4")

Bedroom Three

2.44m x 2.18m (8' 0" x 7' 2")

Bathroom

Outside

Yard

Additional Information

Information

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

The annual ground rent is £1.50 per year.

There are no restrictive covenants noted on the title.

Broadband and mobile coverage is offered by a number of companies and ultrafast is available.

The area is considered low risk for surface water flooding.

Council tax Band A.

