



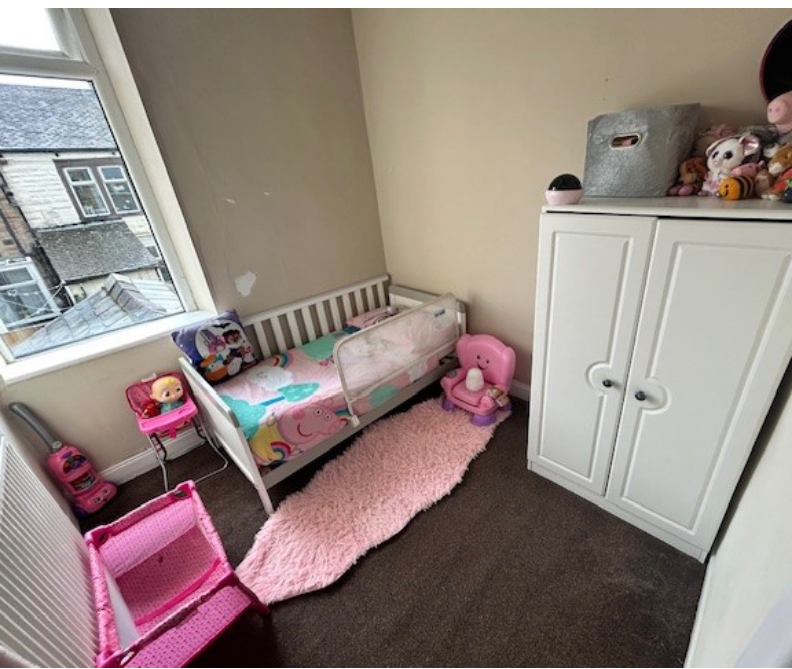
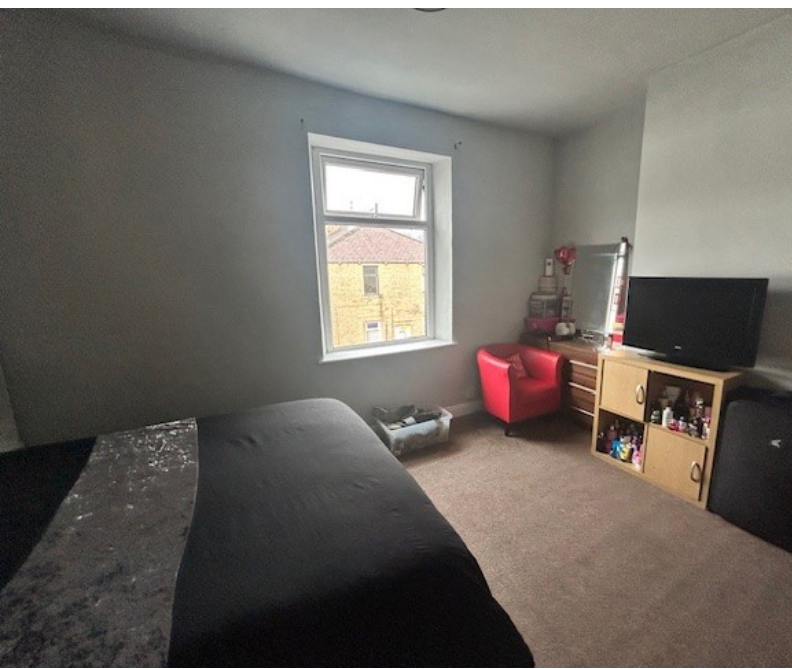
73 Lyndhurst Road, Burnley, Lancashire. BB10 4DE

- Buy to let investment opportunity
- Offered for sale with the current tenant in situ
- A deposit of £795 is held
- Current rent is £795PCM
- Immaculately presented throughout
- All the relevant certificates are in place
- One large welcoming reception room
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- EPC - D
- Council Tax - Band A
- Early viewing a must!



PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this three bedroom mid terrace home located on the popular Lyndhurst Road. The property is offered for sale with the current tenant in situ, and having all the relevant certification in place. The current rent is £795PCM. The accommodation comprises of: a large, welcoming reception room, a modern fitted kitchen, three first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - D. Council Tax Band A. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

Dining Kitchen

First Floor

Bedroom One

Bedroom Two

Bedroom Three

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 £1.05.

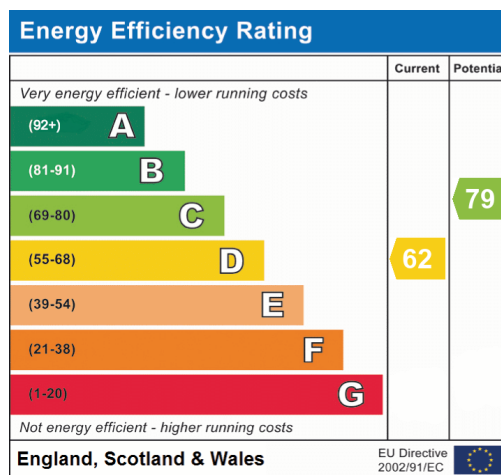
The property is located in an area considered low risk for surface water flooding.

Mobile and broadband services are offered by a number of providers and ultrafast is available.

Council Tax Band - A

EPC - D





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