JonSimon
ESTATE AGENTS

£95,000

15 Berry Street, Burnley, Lancashire
BB11 2LG

PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! We are delighted to offer for sale this sizeable mid terrace home that is found just a short walk from Burnley town centre, and is sure to catch the eye of anyone looking for a buy to let investment. The property is currently let at £750PCM, on a lease that began in May 2025. The accommodation is spread over three stories and consists of: two spacious reception rooms, a modern fitted kitchen, two first floor bedrooms - with a third sleeping area/dressing room, and a loft conversion offering space for a potential fourth sleeping area. Warmed by gas central heating - ran from a modern combination boiler, and being Upvc double glazed throughout. Low maintenance yard to the rear. EPC - D. Council Tax Band - A. Early viewing is a must!

FEATURES

- Suitable for buy to let investment
- Offered for sale with the current tenant in situ
- Tenant currently paying £750PCM and has been in situ since May 2025
- Located just a short walk from Burnley town centre
- Spacious living accommodation on offer
- Two separate reception rooms

- Modern fitted kitchen
- Two first floor bedrooms - with a third sleeping area/dressing room
- Loft conversion currently used as a fourth sleeping area
- EPC - D
- Council Band - Tax A
- Early viewing a must!

ROOM DESCRIPTIONS

Ground floor

Front reception room

Back reception room

Kitchen

First floor

Bedroom 1

Bedroom 2

Dressing Room
Accessed off bedroom 2

Bathroom

Second floor

Loft Conversion
Potential to be used as a fourth bedroom

External

Enclosed 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.
Mobile and broadband services are offered by a number of companies and ultrafast is available.
The property is located in an area considered low risk for surface water flooding.
Council Tax Band - A
EPC - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC