



17 Penistone Street, Burnley, Lancashire
BB12 0PS



PROPERTY DESCRIPTION

!! Investment Opportunity !! This well presented two bedroom end of terrace home is offered for sale with vacant possession and is found within touching distance of the local motorway network. The accommodation has recently been decorated and comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a four piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. Low maintenance rear yard. EPC - D. Ideal for anyone looking for a buy to let purchase. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- Vacant possession
- Recently redecorated throughout
- Found within close proximity of the local motorway network
- One welcoming reception room
- Modern dining kitchen
- Two first floor bedrooms
- Modern four piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - D
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

5.2m x 4.5m (17' 1" x 14' 9")

Kitchen

3.8m x 1.7m (12' 6" x 5' 7")

First Floor

Bedroom One

3.29m x 2.7m (10' 10" x 8' 10")

Bedroom Two

2.5m x 2.4m (8' 2" x 7' 10")

Bathroom

Outside

Yard

Additional Information

Further Information

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

The annual ground rent is £1.50.

There are no noted restricted covenants on the lease.

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

Broadband and mobile services are offered by a number of providers and according to ofcom, ultrafast is available.

Council Tax is Band A.

