



Ash Street, Burnley, BB11 3AD

Offers Over £65,000

PROPERTY BEING SOLD WITH TENANT IN SITU

Keenans are delighted to bring this amazing investment opportunity to the market. An excellent investment opportunity with a long standing tenant already in situ. Nestled in a sought-after residential area, this charming home offers a perfect blend of comfort and convenience. Located close to local amenities and public transport links and only a walking distance from the town centre, this property is an excellent investment opportunity providing immediate rental income.

Whether you are a seasoned investor or looking to start your property portfolio, this 2 bedroom terraced home offers a fantastic opportunity with an existing tenant in place. Don't miss out on this chance to secure a great investment.

For more information on the tenancy or to arrange a viewing call our Burnley branch on 01282 469 023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terraced House
- Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating E
- Two Bedrooms
- Recently Refurbished
- Tenure Freehold
- Three Piece Bathroom Suite
- Deceptively Spacious
- Council Tax Band A

INTRODUCTION

Keenans Lettings are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the heart of Burnley, within close proximity to local amenities, commuter routes and schools. Boasting deceptively spacious accommodation and neutral tones throughout, the property internally comprises briefly: ground floor - entrance through to the entrance vestibule with a door through to the lounge and a further door to the inner hallway housing the staircase to the first floor and access to the fitted kitchen with a rear entrance door. To the first floor are two bedrooms, three piece family bathroom suite and the staircase to the second floor where you will find a double attic room. Externally to the rear is an enclosed yard. Viewings are essential to appreciate all this property has to offer.

piece suite comprising of low basin WC, pedestal wash basin with traditional taps, panel bath with mixer taps and rinse head, spotlights, partially tiled elevations, wood effect flooring.

SECOND FLOOR

ATTIC ROOM

18'1" x 12'1" (5.51 x 3.68)
Velux window, smoke alarm.

EXTERNAL

REAR

Enclosed paved yard with gate to shared access road.

AGENTS NOTES

Council Tax Band A.

GROUND FLOOR

ENTRANCE

Hardwood door to vestibule.

ENTRANCE VESTIBULE

3'1" x 3'1" (0.94 x 0.94)
Door to reception room.

RECEPTION ROOM

13'3" x 10'10" (4.04 x 3.3)
UPVC double glazed window, central heating radiator, meter cupboard, fuse board, door to inner hall.

INNER HALL

Stairs leading to the first floor and a door to the kitchen.

KITCHEN DINER

13'5" x 13'4" (4.09 x 4.06)
UPVC double glazed window, central heating radiator, fitted with a range of high gloss wall and base units with laminate worktops, Beko oven with four ring gas hob, extractor hood and gloss splashback, one and a half stainless steel sink with draining ridges and mixer tap, plumbing for washing machine, space for fridge/freezer, smoke alarm, wood effect flooring, access to under stairs storage, hardwood door to rear.

FIRST FLOOR

LANDING

Smoke alarm, stairs to second floor and doors leading to bedroom one and two and bathroom.

BEDROOM ONE

13'5" x 11'1" (4.09 x 3.38)
UPVC double glazed window, central heated radiator, range of fitted wardrobes.

BEDROOM TWO

9'1" x 12'1" (2.77 x 3.68)
UPVC double glazed window, central heating radiator, Baxi combination boiler, door to under stairs storage.

BATHROOM

9'3" x 4'6" (2.82 x 1.37)
UPVC double glazed frosted window, central heated towel rail, three

