

DESCRIPTION

TENANT IN SITU* *TWO BEDROOMS* GREAT LOCATION

This well-appointed property offers a seamless opportunity for investors with its tenant in situ status, ensuring immediate rental income. Boasting two bedrooms, a modern bathroom, a spacious living room, and a fully equipped kitchen, this residence provides comfortable living spaces for tenants to call home.

Step outside and discover the allure of the large shared garden, providing a peaceful retreat for relaxation and outdoor enjoyment. Conveniently located near shops, schools, and local amenities, this property promises convenience and accessibility for residents.

With its prime location, attractive features, and reliable rental income, this property is a smart addition to any investment portfolio. Don't miss out on the chance to secure steady returns and capitalise on the thriving rental market. Take the next step towards financial success with this promising investment opportunity.





Smile

Love



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2023

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IN BURNLEY





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Living room

Vinyl flooring, a TV point, a uPVC window, light points and a radiator.

Kitchen

A mixture of wall and base units, vinyl flooring, integrated fridge freezer, plumbing for a washing machine, access to the boiler, a uPVC window, a 4x ring gas hob and integrated oven with overhead extraction fan.

Landing

Fitted carpet, access to the loft and a light point.

Bedroom one

A room of double proportions with vinyl flooring, in built storage cupboards, a radiator, a uPVC window and a TV point.

Bedroom two

With vinyl flooring, a radiator, a TV point and a uPVC window

Family bathroom

A walk in shower cubicle with mains fed shower, a pedestal sink with chrome taps, a panelled jacuzzi bathtub with a chrome mixer tap, a frosted uPVC window and partially tiled walls.

External

Rear- There is a large shared yard with laid artificial grass.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'B'

999 Years from 06/04/1853- £5.50s annual ground rent.

Parking - On Street

Rights and easements – unknown by vendor

Restrictions –unknown by vendor

Building safety – no visible risks

Accessibility/Adaptations – No adaptations made

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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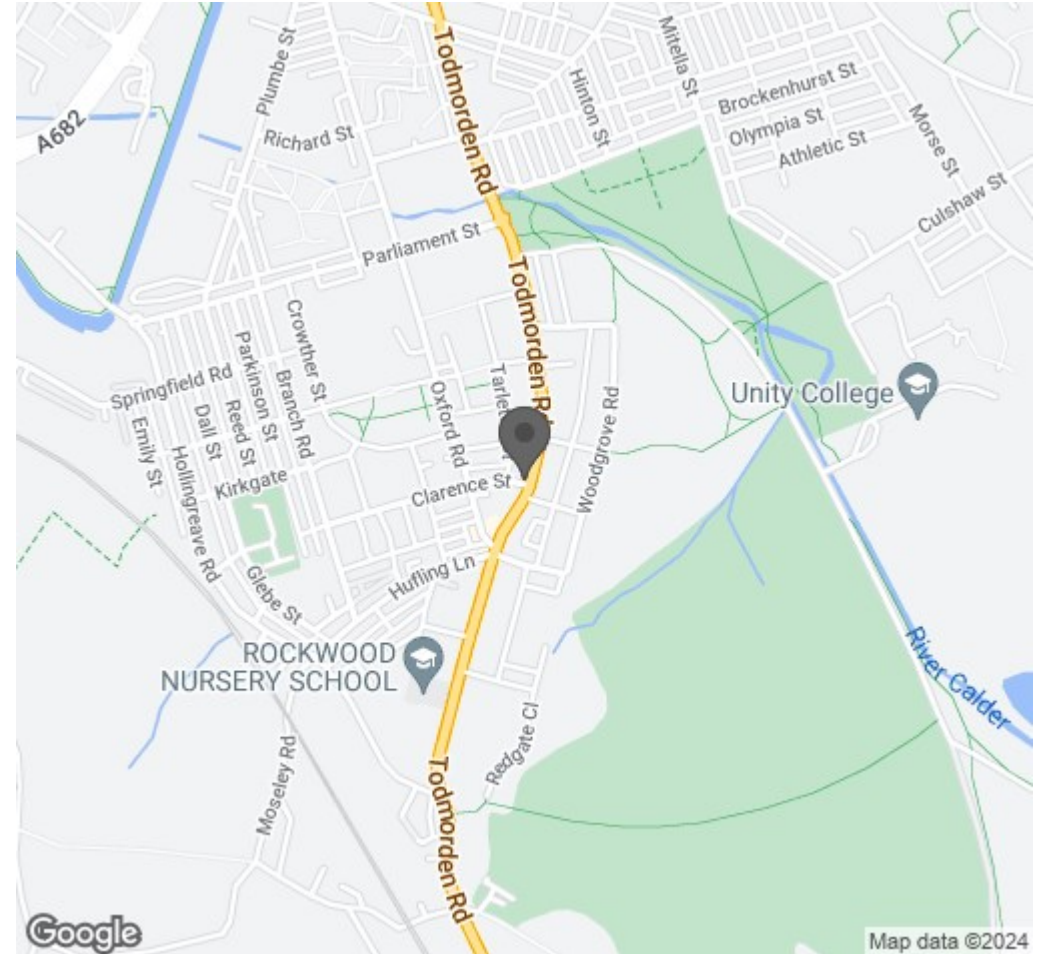
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Energy Efficiency Rating

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



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