



48 Heath Street, Burnley, Lancashire, BB10 3BL

£94,995





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Looking for a hassle-free investment in Burnley? Look no further! This fully tenanted HMO (House in Multiple Occupation) is ready to be your next lucrative venture.

Location: Situated close to all local amenities and main transport links, convenience is at your doorstep.

Property Highlights:

- 2 Single Bedrooms
  - 1 Double Ensuite Room
- Features:

Fully tenanted for immediate returns  
Proximity to local amenities and transport links  
Ready-made investment opportunity

Don't miss out on this chance to secure a hassle-free investment in Burnley! Contact us now for more details and to schedule a viewing.

## Description

E&M Property Solutions are pleased to offer this excellent student accommodation.

This property has undergone major refurbishment and is finished to a high standard and is well presented with modern fittings. All the rooms are spacious and tastefully decorated. Situated in a popular area, you are well positioned to local amenities and shops with easy access to public transport.

## Situation

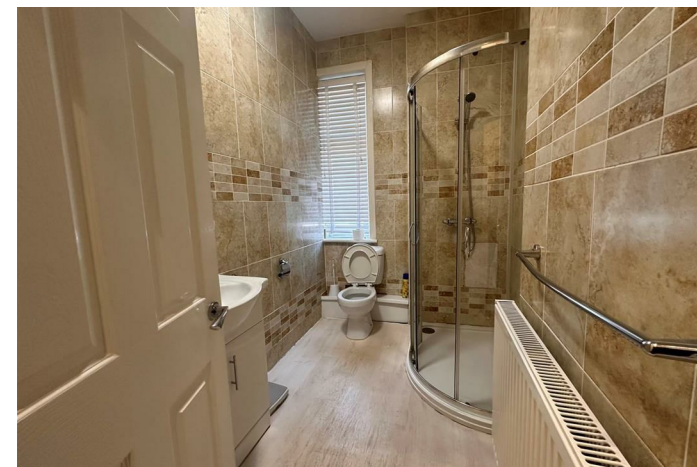
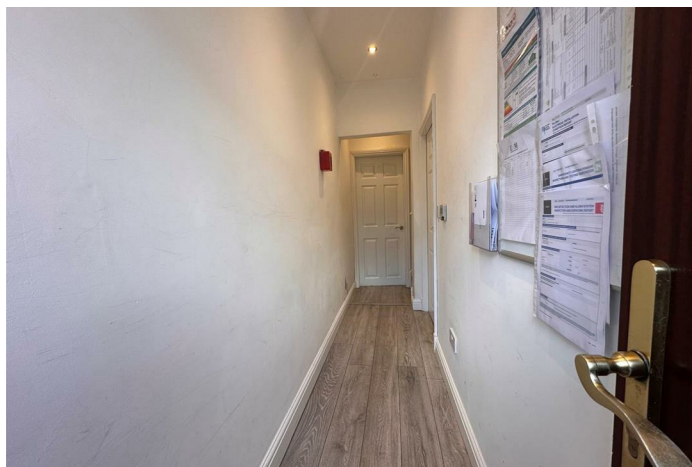
All of your bills included in rent:

WiFi  
Council Tax  
Water  
Electricity

Smoking is not permitted inside the house.

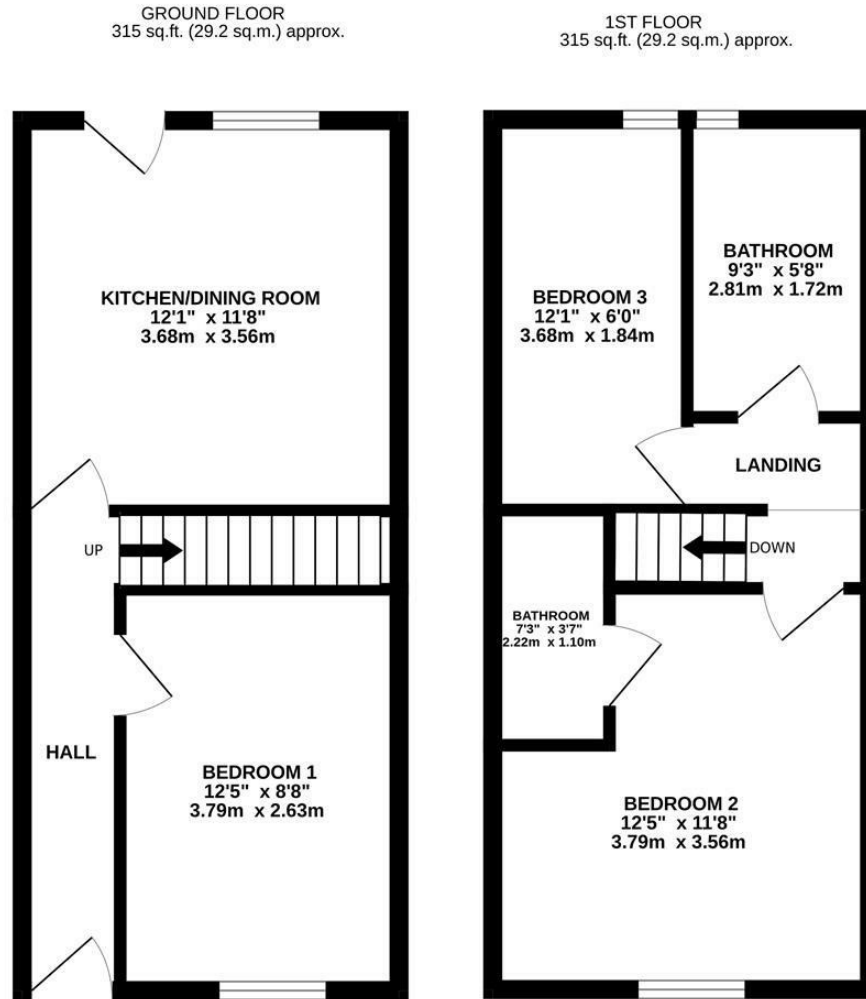
Contact us today to arrange your viewing.

null  
Council Tax Band: A  
Available:





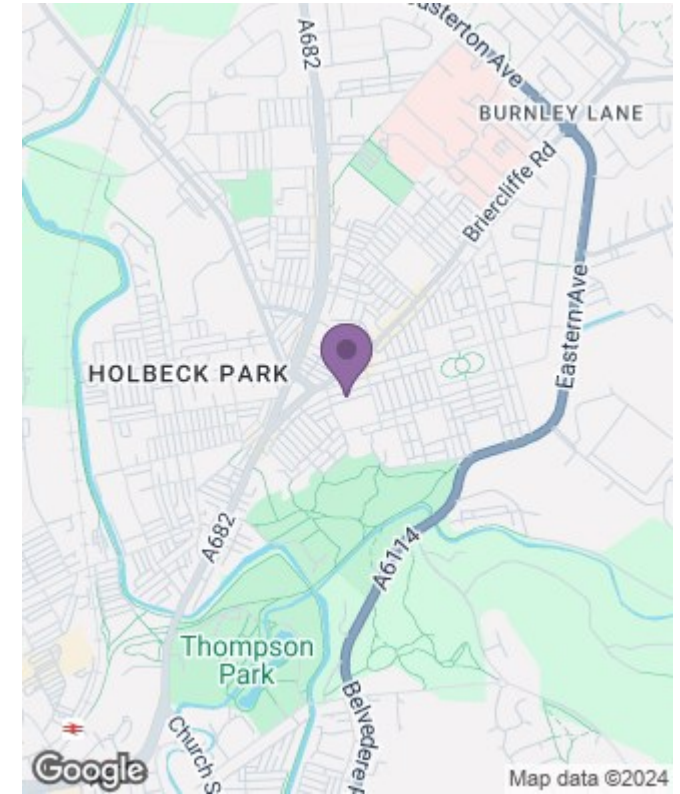
# Floor Plans



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Performance Graph

