



**Hobart Street
Burnley, BB11 3DQ**

Guide Price £68,000

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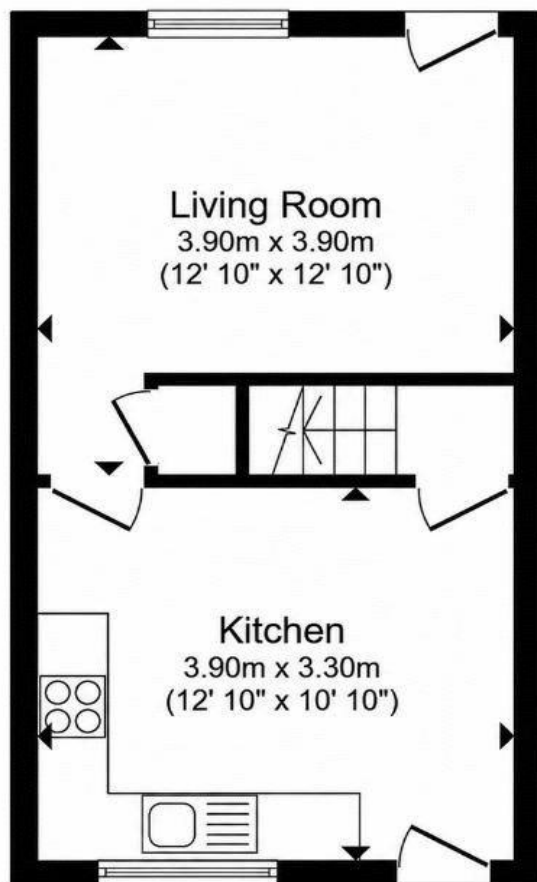


MAIN FEATURES:

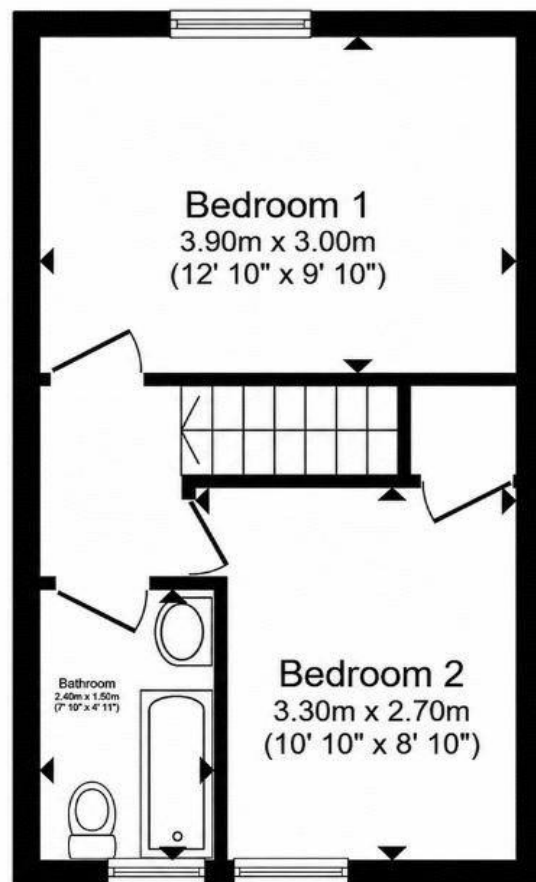
- **Mid Terrace House**
- **Fitted Kitchen/Breakfast Room**
- **Lounge**
- **Two Double Bedrooms & Family Bathroom/WC**
- **Courtyard Garden**
- **Landlords Only - Paying Tenant in Situ**

An excellent opportunity for landlords to acquire a well-proportioned, two-bedroom mid-terrace property on Hobart Street, with the added benefit of a paying tenant already in situ, providing rental income from day one. The accommodation offers practical and comfortable living space, including a good-sized kitchen/diner, ideal for everyday dining and entertaining. Upstairs, there are two double bedrooms, together with a family bathroom/WC. Externally, the property benefits from a courtyard garden, providing useful private outdoor space with low maintenance requirements.

Hobart Street is conveniently positioned for access to Burnley town centre and a range of everyday amenities, including shops, supermarkets, schools and local services. The area also benefits from good transport connections, with road and public transport links making surrounding employment areas and neighbouring towns easily accessible. With an established tenant already occupying the property, this could make an attractive addition to an existing rental portfolio or a straightforward first investment for a new landlord. Investment purchasers only. Further tenancy and rental information available on request.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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