

# Property Details

18 Lubbock Street, Burnley,  
Lancashire, BB12 6QY

OIRO **£85,000**



# Property Photos

18 Lubbock Street, Burnley, Lancashire, BB12 6QY



Creation Date  
19/06/2026

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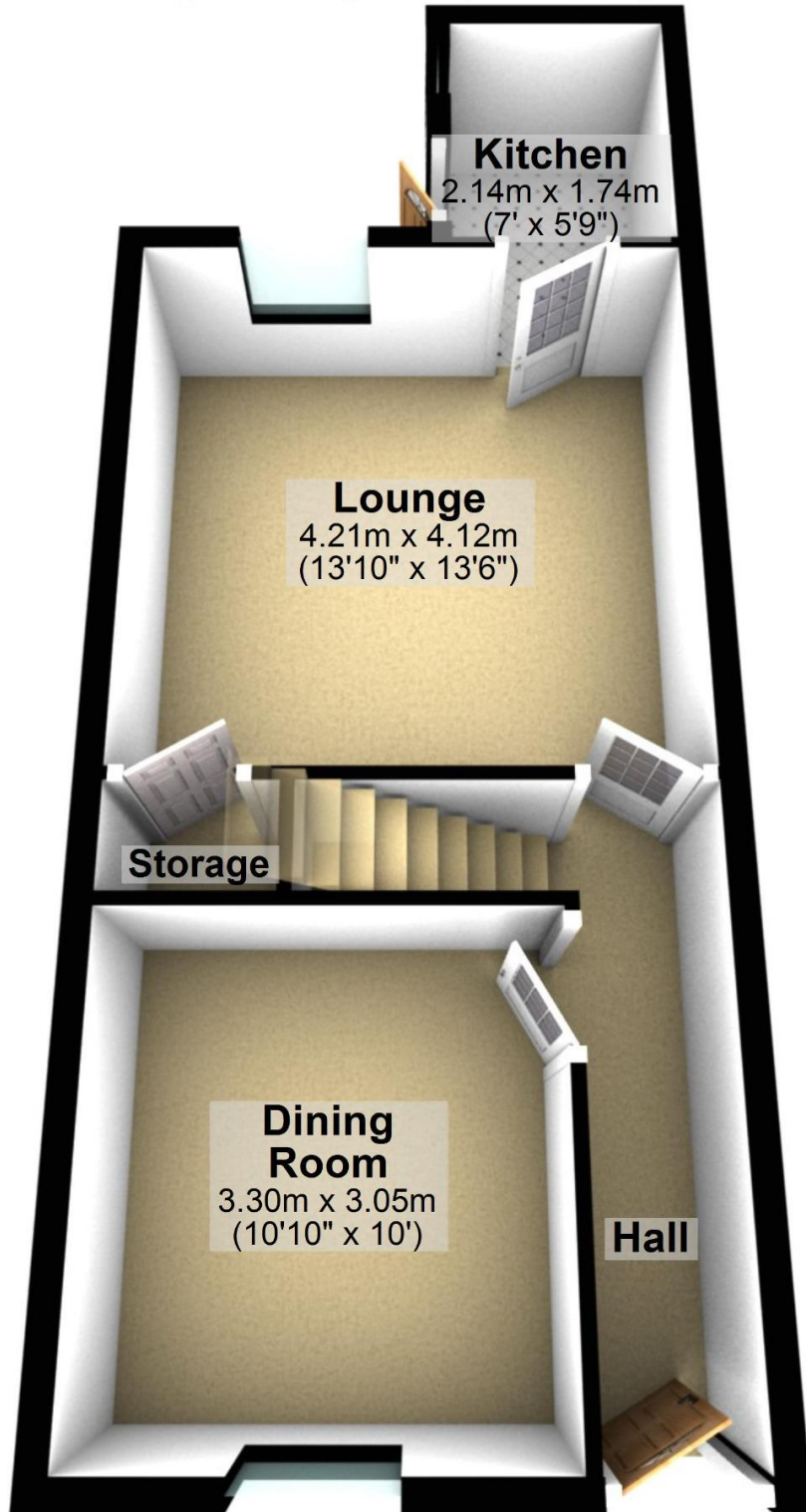
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# Property Floor Plans

18 Lubbock Street, Burnley, Lancashire, BB12 6QY

## Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

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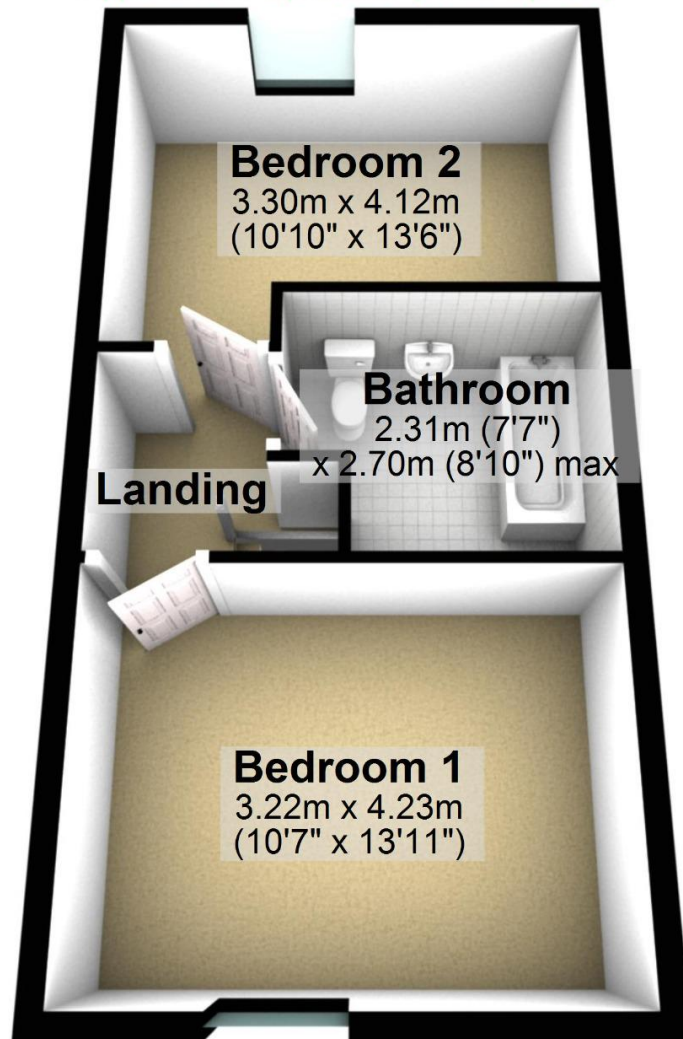
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# Property Floor Plans

18 Lubbock Street, Burnley, Lancashire, BB12 6QY

## First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



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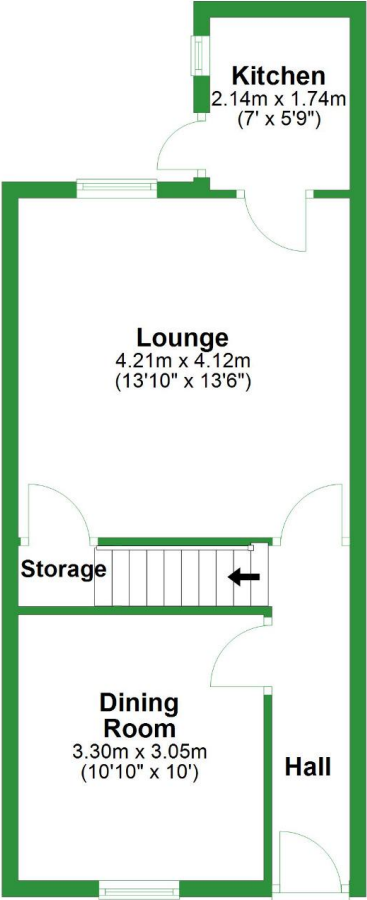
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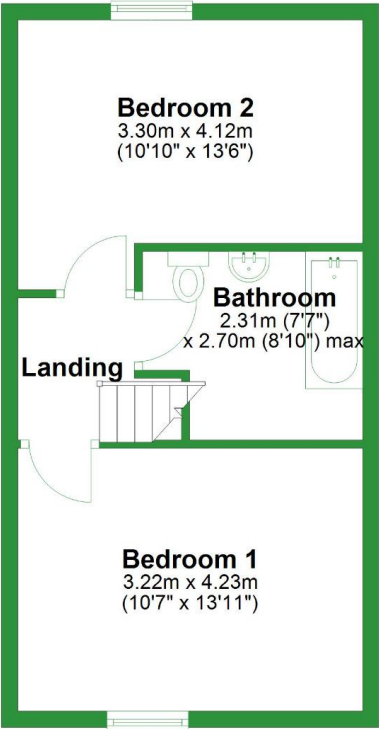
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# Property Info

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## Property Type

House

## Property Style

Terraced

## Bedrooms

2

## Bathroom

1

## Receptions

2

## Tenure Type

Leasehold

## Floor Area

798

## Agency Type

Sole

## Parking

Street Parking

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

3906-05-01

## Price Qualifier

OIRO

## Price

£85,000

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

18 Lubbock Street, Burnley, Lancashire, BB12 6QY

## Feature 1

Attractive Mid Terraced Property

## Feature 2

Spacious Dining Room And Lounge

## Feature 3

Two Double Bedrooms

## Feature 4

Well Maintained Throughout

## Feature 5

Great Investment Opportunity

## Feature 6

Tenant In Situ

## Feature 7

Great Location For Transport Links Such As Bus Routes And Access To M65

## Feature 8

Great Amenities Close By Such As Shops, A Gym, Schools

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# Property Description

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## **Two Bedroom Mid-Terraced Property In a Popular Burnley Location with Excellent Access to Amenities**

### Key Features

Well-maintained mid-terraced home offering spacious accommodation throughout  
Perfect investment opportunity with tenant in situ, providing immediate rental income  
Current rent - 575 PCM  
Two generous double bedrooms  
Spacious rear lounge, ideal for relaxing and entertaining  
Separate dining room providing flexible living and dining space  
Fitted kitchen with access to the enclosed rear yard  
Large family bathroom with ample floor space  
Convenient location close to Burnley town centre and a range of local amenities  
Within easy reach of primary and secondary schools  
Close to local parks and green spaces including Thompson Park and Scott Park  
Excellent access to the M65 motorway network  
Strong transport links to Blackburn, Preston, Manchester and Colne  
Regular bus services available nearby  
Burnley Manchester Road and Burnley Central train stations within a short drive  
Attractive proposition for investors seeking an established rental property  
Strong long-term rental demand within the local area

Situated on Lubbock Street in Burnley, this attractive mid-terraced home offers spacious and well-presented accommodation in a highly convenient location. Offered for sale with a tenant in situ, the property presents an excellent opportunity for investors looking to acquire a ready-made rental investment with immediate income from completion.

The accommodation comprises a dining room to the front of the property, providing a versatile reception space suitable for formal dining, a home office or an additional sitting area. To the rear, the spacious lounge offers plenty of room for relaxing and entertaining, creating a comfortable living environment for occupants.

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The fitted kitchen is positioned to the rear of the property and provides access to the enclosed yard, offering practical outdoor space and ease of maintenance.

To the first floor are two generous double bedrooms, both offering excellent proportions and flexibility, alongside a spacious family bathroom with ample floor space.

The property enjoys a convenient position close to Burnley town centre, where a wide range of shops, supermarkets, cafes, restaurants and leisure facilities can be found. Families and tenants alike benefit from a selection of nearby primary and secondary schools, while Thompson Park and Scott Park provide attractive green spaces for recreation and outdoor enjoyment.

For commuters, the property is exceptionally well placed, with excellent access to the M65 motorway network providing straightforward routes towards Blackburn, Preston, Manchester and Colne. Regular bus services operate throughout the area, while Burnley Manchester Road and Burnley Central train stations are both within a short drive, offering rail connections across Lancashire and beyond.

With its spacious accommodation, convenient location and tenant already in occupation, this property represents an ideal addition to an investment portfolio, offering both immediate rental income and strong long-term letting potential.

From the Agent's Perspective:

This is an excellent opportunity for an investor seeking a straightforward addition to their portfolio. The property benefits from generous room sizes, a practical layout and a location that continues to prove popular with tenants due to its proximity to amenities, schools and transport links. The added advantage of a tenant in situ means buyers can enjoy immediate rental income from day one, avoiding the uncertainty and costs associated with finding a new tenant. Combined with the area's strong rental demand and excellent connectivity, this is a compelling investment opportunity with long-term

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appeal.

## Additional Information

Tenure- Leasehold, 1881 years remaining.

Council tax band - A

Heating- Gas central heating

Electric- Mains

Drainage - Mains

## Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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