



51 Lindsay Street, Burnley, Lancashire  
BB11 2SF



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain - vacant possession !! This sizeable mid terrace home is found just a short walk from Burnley town centre, and is sure to catch the eye of anyone looking for a buy to let investment opportunity. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two well proportioned bedrooms to the first floor with a modern three piece bathroom suite. The property is warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - E. Council Tax - Band A. Early viewing is a must!

## FEATURES

- Offered for sale with vacant possession
- No onward chain
- Sizeable mid terrace home
- Sure to catch the eye of anyone looking for a buy to let investment
- Generous accommodation throughout
- Two separate reception rooms
- Extended Kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance yard to the rear
- EPC - E
- Council Band - Tax A
- Early viewing considered a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

3.73m x 3.56m (12' 3" x 11' 8")

#### Lounge

3.65m x 4.92m (12' 0" x 16' 2")

#### Kitchen

3.91m x 1.78m (12' 10" x 5' 10")

### First Floor

#### Bedroom One

3.49m x 3.8m (11' 5" x 12' 6")

#### Bedroom Two

3.54m x 3.2m (11' 7" x 10' 6")

#### Bathroom

### Outside

#### Yard

### Further Information

#### Further Information

The property is on leasehold title, with a residue of a 999 year lease remaining.

The annual rent is circa £1.05

Mobile and broadband services are offered by a number of companies and ultrafast is available.

The property is located in an area considered low risk for surface water flooding.

Council Tax - Band A

EPC - E.

