

£69,995 Leasehold



23 St Johns Road, Burnley, Lancashire  
BB12 6RP



## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this well presented mid terrace home, found just a short drive from the local motorway network. The property is offered for sale with the current tenant in situ, and the accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. The current tenant has been in situ since 2020 and is currently paying £450PCM. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale with the current tenant in situ
- Tenant currently paying £450PCM
- Well presented accommodation on offer
- Located a short walk from the local motorway network
- One welcoming reception room
- Modern fitted kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - TBC
- Council Tax - Band A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

Sitting Room

Dining Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Outside

Yard

### Further Information

#### Further Information

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

The annual ground rent is £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 to be low risk for surface water flooding.

EPC - TBC

Council Tax - Band A

