



Solomon estates are bringing to the market this two bedroom middle terraced property which also has one reception room, dining kitchen to the ground floor and to the first floor there are two bedrooms and a bathroom.

The property also benefits from having gas central heating and double glazing. It has been fully refurbished with brand new modern kitchen and modern bathroom. Fully plastered and freshly painted. Front and back composite doors making it almost impossible to break in.

There is a low maintenance yard to the rear. All the relevant certification is in place. Found only a short drive from the local motorway network and easily commutable to Burnley town centre.

This property is offered for sale with the current tenant in situ generating a monthly income of £650. If you require the property for yourself. The property can be vacant on completion.

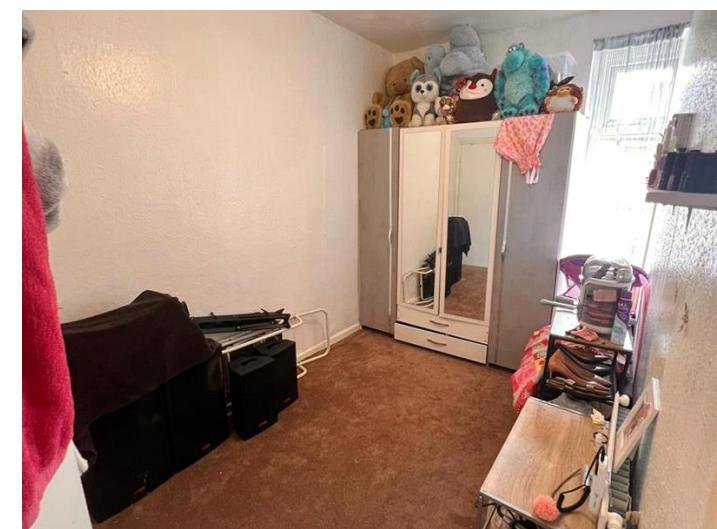
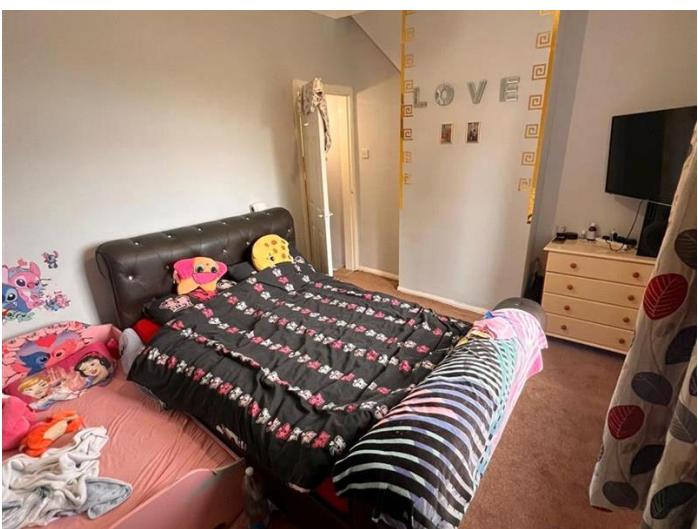
Tenure: leasehold

Council tax band: A

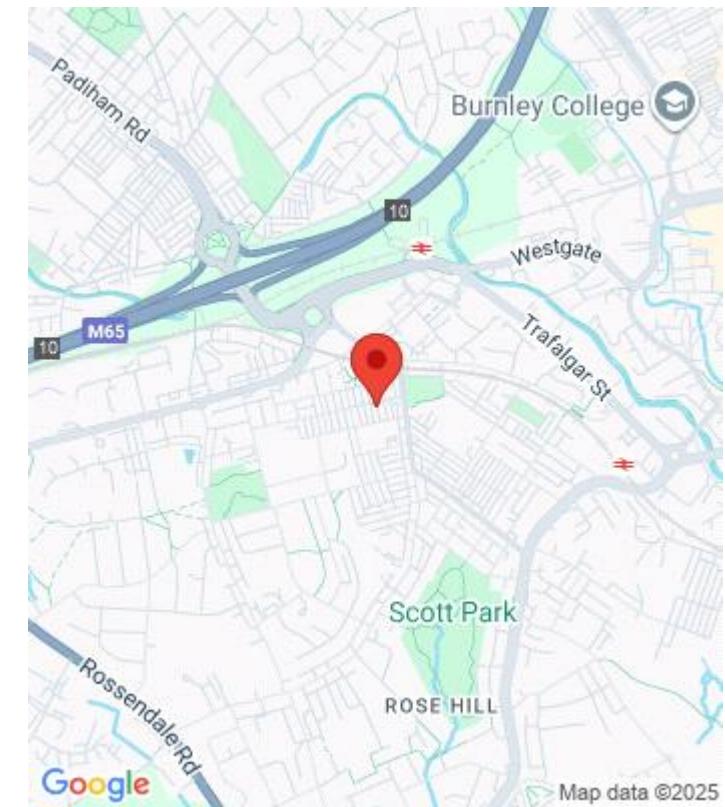
EPC: Awaiting EPC

Council Tax Band: A

Tenure: Leasehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		55
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.