



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Kime Street, Burnley, BB12 6RH

£70,000

TWO BEDROOM END TERRACE PROPERTY - SOLD WITH SITTING TENANT

Situated on Kime Street in the vibrant town of Burnley, this charming end terrace house presents an excellent investment opportunity.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house also boasts two bedrooms and a three-piece bathroom suite, ensuring space and functionality for everyday living.

Currently, the property is being sold with a sitting tenant, which provides immediate rental income for prospective buyers. This aspect makes it particularly appealing for investors looking to expand their portfolio without the hassle of finding new tenants.

With its prime location in Burnley, this end terrace house is not only a sound investment but also a delightful place to call home. Whether you are looking to invest or seeking a new residence, this property is sure to meet your needs. Don't miss the chance to explore this promising opportunity.

Kime Street, Burnley, BB12 6RH

£70,000

**2**

**1**

**1**

**D**

- End Terrace Property
 - Three Piece Bathroom Suite
 - On Street Parking
 - EPC Rating D
- Sold with Sitting Tenant
 - Modern Fitted Kitchen
 - Tenure Leasehold
- Two Bedrooms
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Reception Room
12'8 x 11'9 (3.86m x 3.58m)
UPVC front door, UPVC double glazed window, central heating radiator and door to inner hall.

Inner Hall
Door to kitchen and stairs to first floor.

Kitchen
10'5 x 8'8 (3.18m x 2.64m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated oven with four ring electric hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect lino flooring and hardwood door to rear.

First Floor

Landing
Doors leading to two bedrooms and bathroom.

Bedroom One
11'9 x 7'8 (3.58m x 2.34m)
UPVC double glazed window and central heating radiator.

Bedroom Two
9'0 x 7'7 (2.74m x 2.31m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom
6'8 x 5'5 (2.03m x 1.65m)
Heated towel rail, dual flush W/C, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan, spotlights and wood effect lino flooring.

External

Rear
Enclosed yard.

