

**Auction****FARDELLA  
& BELL**

## 2 bed house (unspecified) to buy in BB11

Pritchard Street, 36 Pritchard Street,  
Burnley, Burnley, BB11 4JY

**£55,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Selective Licensing
- ✓ Tenant In SITU
- ✓ On Street Parking
- ✓ Built In Storage
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Introducing a remarkable opportunity in the form of a meticulously designed 2 bedroom terraced House, boasting a remarkable 999 year lease with 869 years remaining. This property comes with the added benefit of a tenant in Situ, assuring a seamless transition of ownership for prospective investors. Beyond the ground floor, a spacious basement provides ample room for further customisation and expansion potential.

Located in an area renowned for its convenience, this property offers the coveted amenity of on street parking, ensuring ease of access for both residents and guests. The presence of a rear yard adds a touch of outdoor space for relaxation or potential landscaping projects. Functionality meets style with built-in storage solutions seamlessly integrated throughout the house, perfect for organising belongings and maximising living space.

Comprising 2 well-appointed bedrooms, each providing a serene sanctuary for rest and relaxation, this property is perfectly suited for both single individuals and small families seeking comfort and privacy. The property's proximity to local amenities further enhances its appeal, offering residents easy access to shopping, dining, and entertainment options, elevating the overall living experience.

Whether you are a seasoned investor seeking a promising addition to your portfolio or a discerning buyer looking for a property with long-term potential, this 2 bedroom terraced House presents an ideal opportunity. The tenant in Situ ensures immediate rental income, providing a solid foundation for a lucrative investment venture.

With its strategic location, thoughtful design elements, and practical features, this property stands as a testament to modern urban living. Explore the possibilities that this residence has to offer, and envision the lifestyle that awaits within its walls. Embrace the opportunity to own a property that seamlessly combines comfort, convenience, and investment potential. Book your viewing today and step into the future of real estate excellence.

£500 GROUND RENT PAYABLE ON 1ST JANUARY EACH YEAR

EPC Rating: D

## General Overview

This spacious two-bedroom mid-terraced home spans three floors and is ideal for investors. The bright living room features laminate flooring, UPVC double glazed windows, radiators, and ceiling spotlights. The modern kitchen includes grey cabinetry, integrated sink and tap, silver splashback, and points for oven and washing machine, with access to a basement offering matching flooring, lighting, frosted window, and ample storage. Upstairs, the master bedroom boasts fitted carpets, built-in storage, and two large windows. The second bedroom is ideal for a child or guest also featuring fitted carpets and includes storage space. The stylish bathroom features marble-effect tiles, a bath, pedestal sink, push-button toilet, and heated towel rail.

## Yard

The rear yard features paved slabs, a secure brick wall, and a wooden gate for added privacy and safety.

Parking - On street

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 869

Annual Ground Rent Amount: £500.00

Price: Starting Bid £55,000

Property Type: House (unspecified)

Parking: On Street

Year built: 1896

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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