

£64,995 Leasehold



10 Allendale Street, Burnley, Lancashire  
BB12 6JR





## PROPERTY DESCRIPTION

Offered for sale with vacant possession is this three bedroom mid terrace home found in the heart of Rose Grove, and only a short walk from the local train station. The accommodation is in need of some cosmetic updating and comprises of: two large reception rooms, a fully fitted kitchen, three first floor bedrooms and a fully fitted three piece bathroom suite. The gas central heating is ran from a modern combination boiler and there is Upvc double glazing throughout. Low maintenance yard to the rear. EPC - F. Early viewing a must!

## FEATURES

- Offered for sale with vacant possession
- Ideal for anyone looking for a buy to let investment
- Suitable for first time buyers
- Located in the heart of popular Rose Grove
- Only a short walk from the local train station
- In need of some cosmetic updating
- Two large reception rooms
- Fully fitted kitchen
- Three first floor bedrooms
- Fully fitted three piece bathroom suite
- Gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Low maintenance yard to the rear
- EPC - F
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

13' 10" x 11' 3" (4.22m x 3.43m)

#### Lounge

13' 10" x 15' 4" (4.22m x 4.67m)

#### Kitchen

10' 01" x 7' 2" (3.07m x 2.18m)

### First Floor

#### Bedroom One

13' 10" x 11' 3" (4.22m x 3.43m)

#### Bedroom Two

10' 2" x 8' 1" (3.10m x 2.46m)

#### Bedroom Three

10' 2" x 6' 9" (3.10m x 2.06m)

### Bathroom

### Outside

### Yard

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining. The annual ground rent is £1.

Broadband and mobile coverage is available with a number of providers, and ultrafast is available.

The area is considered low risk for surface water flooding.

