



37 Berry Street, Burnley, Lancashire
BB11 2LG



PROPERTY DESCRIPTION

Previously let at £625pcm, this three bedroom mid terrace accommodation is offered for sale with no onward chain, and is sure to catch the eye of anyone looking for a buy to let investment. The well presented accommodation is spread over three storeys and comprises of: one welcoming reception room, a large dining kitchen, two double bedrooms to the first floor and a three piece bathroom suite, with a third bedroom being found in the loft conversion. Warmed by gas central heating, and being Upvc double glazed throughout. Low maintenance yard to the rear. EPC - D. Early viewing a must!

FEATURES

- Previously let at £625pcm
- Well presented accommodation on offer
- Offered for sale with no onward chain - vacant possession
- Sure to catch the eye of any buy to let purchasers
- Accommodation spread over three storeys
- One welcoming reception room
- Large dining kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Third bedroom found in the loft conversion
- Warmed by gas central heating
- Double glazed throughout
- Low maintenance yard at the rear
- EPC - D
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.97m x 3.36m (13' 0" x 11' 0")

Dining Kitchen

4.8m x 3.9m (15' 9" x 12' 10")

First Floor

Bedroom One

3.97m x 3.36m (13' 0" x 11' 0")

Bedroom Two

3.9m x 3.03m (12' 10" x 9' 11")

Bathroom

Loft Room

Bedroom Three

3.66m x 2.77m (12' 0" x 9' 1")

Outside

Yard

Further Information

the property is on a leasehold title with the residue of a 999 year lease remaining. The annual ground rent is £1.25.

the area is considered low risk for surface water flooding.

Broadband and mobile coverage is provided by a number of companies, and ultrafast is available.

Council tax is band A.

