



37 Berry Street, Burnley, Lancashire
BB11 2LG



PROPERTY DESCRIPTION

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. Deposit - £625. Early viewing a must!

FEATURES

- Previously let at £625pcm
- Well presented accommodation on offer
- 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.

