

£59,995 Leasehold



13 Eastham Street, Burnley, Lancashire

BB10 4EF



## PROPERTY DESCRIPTION

!! Investment Opportunity !! Offered for sale with sale vacant possession, this two bedroom mid terrace home is in of some cosmetic updating and is found just a short walk from Turf Moor. The accommodation comprises of: one welcoming reception room, a basic fitted kitchen, two bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by gas central heating - ran from a recently installed combination boiler, and is majority Upvc double glazed. There is a low maintenance yard to the rear. EPC - E. Early viewing is a must!

## FEATURES

- Investment Opportunity
- Offered for sale with vacant possession
- Mid terrace home - popular location
- Found a short walk from Turf Moor, and Burnley town centre
- One welcoming reception room
- Basic fitted kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Majority Upvc double glazed
- Low maintenance rear yard
- EPC - E
- Early viewing is a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

4.52m x 3.76m (14' 10" x 12' 4")

#### Kitchen

4.06m x 3.76m (13' 4" x 12' 4")

### First Floor

#### Bedroom One

4.52m x 3.76m (14' 10" x 12' 4")

#### Bedroom Two

4.06m x 1.7m (13' 4" x 5' 7")

#### Bathroom

### Outside

#### Yard

#### Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

Council tax is Band A.

The property is located in an area considered low risk for surface water flooding.

A number of broadband and mobile coverage providers cover the area, and ultrafast is available.

