



24 Woodbine Road, Burnley, Lancashire
BB12 6QF



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This mid terrace home is found just a short drive from the local motorway network and is offered for sale with vacant possession. The accommodation is in need of some cosmetic updating but is well proportioned throughout, and comprises of: two generous reception rooms, a fitted kitchen, two first floor bedrooms and a fully fitted three piece bathroom suite. Gas central heating is ran from a modern combination boiler - only installed recently. There is a low maintenance yard to the rear. Ideal for anyone looking for a buy to let investment. EPC - D. Early viewing is considered a must!

FEATURES

- Offered for sale with vacant possession
- Found only a short drive from the local motorway network
- Easily commutable for both Padiham and Burnley town centres
- In need of some cosmetic updating
- Two generous reception rooms
- Fitted kitchen
- Two first floor bedrooms
- Modern three piece shower room
- Warmed by gas central heating - ran from a modern combination boiler
- Low maintenance yard at the rear
- EPC - D
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

3.6m x 3.1m (11' 10" x 10' 2")

Lounge

4.7m x 3.7m (15' 5" x 12' 2")

Kitchen

2.9m x 1.4m (9' 6" x 4' 7")

First Floor

Bedroom One

4.7m x 3.1m (15' 5" x 10' 2")

Bedroom Two

4.7m x 2.3m (15' 5" x 7' 7")

Bathroom

Outside

Yard

Additional Information

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

The annual ground rent is £1.

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

Mobile and broadband coverage is offered by a number of providers, and ultrafast is available.

Council Tax - Band A.

