

£42,500 Leasehold



77 Albert Street, Burnley, Lancashire  
BB11 3DE



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This two bedroom mid terrace home is found just a short walk from Burnley town centre, and is sure to catch the eye of anyone seeking an investment opportunity. The accommodation is in need of some cosmetic updating but comprises of: one welcoming reception rooms, a fitted kitchen, two first floor bedrooms and a three piece bathroom suite. EPC - TBC. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession
- Mid terrace home
- Popular central location
- Only a short walk from Burnley town centre
- Two separate reception rooms
- Fitted kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- EPC - TBC
- Early viewing a must!



## **ROOM DESCRIPTIONS**

### **Ground Floor**

Sitting Room

Dining Room

Kitchen

### **First Floor**

Bedroom One

Bedroom Two

Bathroom

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

Mobile and broadband coverage is available with a number of providers and ultrafast is available.

Council Tax Band is A