

£69,995 Leasehold



5 Fraser Street, Burnley, Lancashire  
BB10 1UP



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This well presented two bedroom mid terrace home is found within close proximity to Burnley general hospital and is a short walk to the popular Briercliffe Road shops. The accommodation is offered for sale with vacant possession and comprises of: one welcoming reception room, a fitted kitchen, two well proportioned bedrooms and a three piece bathroom suite. There is a low maintenance yard to the rear. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - C. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession
- Close proximity to Burnley general hospital
- Walking distance to the popular Briercliffe Road shops
- One welcoming reception room
- Fitted Kitchen
- Two well proportioned first floor bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - C
- Council Tax - Band A
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

12' 06" x 13' 06" (3.81m x 4.11m)

#### Dining Kitchen

14' 01" x 13' 07" (4.29m x 4.14m)

### First Floor

#### Bedroom One

12' 06" x 13' 07" (3.81m x 4.14m)

#### Bedroom Two

13' 10" x 8' 09" (4.22m x 2.67m)

#### Bathroom

### Outside

#### Yard

### Further Information

#### Further Information

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

The annual ground rent is £1.05

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

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - C

Council Tax - Band A

