



115 Lyndhurst Road, Burnley, Lancashire  
BB10 4DR



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This sizeable mid terrace home is found on the ever popular Lyndhurst Road, and is only a short from Towneley Park. The accommodation is need of some cosmetic updating but comprises of: two separate reception room, modern fitted kitchen, three bedrooms to the first floor and a three piece shower room. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - D. Council Tax - Band A. Ideal for anyone looking for a buy to let investment. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Popular location
- Close to Towneley Park
- Two separate reception rooms
- Modern fitted kitchen
- Three first floor bedrooms
- Three piece shower room
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance yard at the rear
- EPC - D
- Council Tax - Band A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

4.01m x 3.25m (13' 2" x 10' 8")

#### Lounge

4.67m x 4.01m (15' 4" x 13' 2")

#### Kitchen

4.01m x 2.78m (13' 2" x 9' 1")

### First Floor

#### Bedroom One

4.06m x 3.23m (13' 4" x 10' 7")

#### Bedroom Two

2.72m x 2.01m (8' 11" x 6' 7")

#### Bedroom Three

2.72m x 1.91m (8' 11" x 6' 3")

#### Shower Room

### 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 be low risk for surface water flooding.

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

EPC - D

Council Tax - Band A

