



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

