

£79,995 Leasehold



303 Briercliffe Road, Burnley, Lancashire  
BB10 1TY



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this two bedroom mid terrace property found within close proximity to the General Hospital, and located on a popular arterial road. The generous accommodation is in need of some cosmetic updating and comprises of: two separate reception rooms, an extended kitchen, two first floor double bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and it is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- Vacant possession
- Mid terrace home
- Located on a popular arterial road
- Close proximity to the general hospital
- Two separate reception rooms
- Extended Kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Low maintenance yard to the rear
- EPC - TBC
- Council Tax - Band A
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Extended Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Outside

Outside

### Further Information

#### Further Information

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

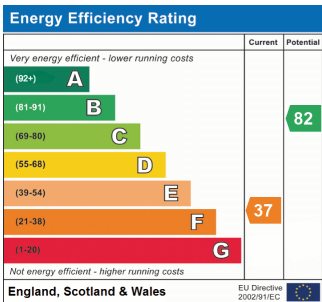
The annual ground rent is £1.05.

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

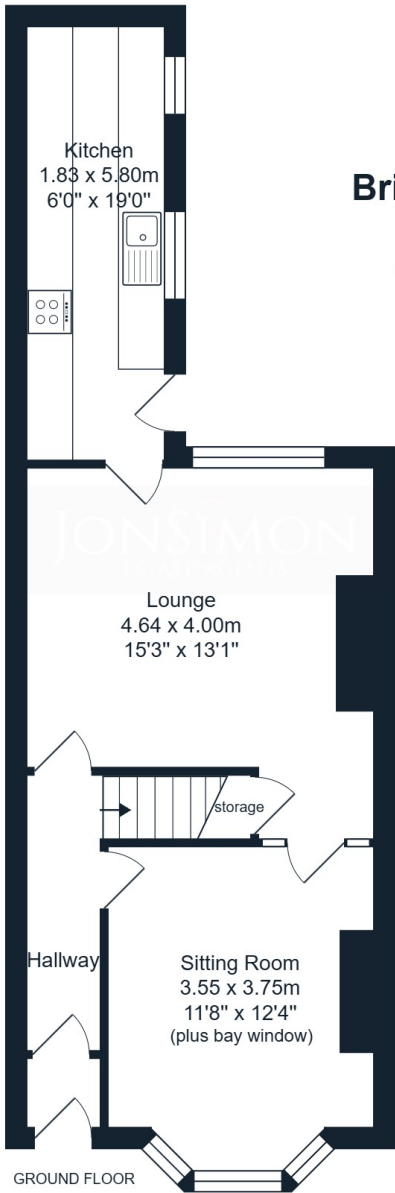
The property is located in an area considered low risk for surface water flooding.

Council Tax - Band A

EPC - TBC



FLOORPLAN



**JONSIMON**  
ESTATE AGENTS

**Briercliffe Road, Burnley, BB10 1TY**

Total Area: 93.8 m<sup>2</sup> ... 1010 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

