

£75,000 Leasehold



152 Mitella Street, Burnley, Lancashire  
BB10 4LW



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this two bedroom mid terrace property that offers an impressive open aspect to the front over to Towneley Park. The accommodation is in need of some cosmetic updating but comprises of: two separate reception rooms, a basic fitted kitchen, two first floor bedrooms, and a three piece bathroom suite. The property is double glazed throughout and has a low maintenance yard to the rear. Ideal for anyone looking for their first home. Suitable for buy to let investment. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- The perfect first home
- Suitable for buy to let investment
- In need of some cosmetic updating
- Two separate reception rooms
- Basic fitted kitchen
- Two well proportioned first floor bedrooms
- Three piece bathroom suite
- Upvc double glazed throughout
- Low maintenance yard to the rear
- EPC - TBC
- Council Tax - Band A
- Early viewing is a must!





## ROOM DESCRIPTIONS

### Ground Floor

Entrance Porch

Entrance Hallway

Sitting Room

2.79m x 3.42m (9' 2" x 11' 3")

Lounge

4.310m x 3.82m (14' 2" x 12' 6")

Kitchen

3.52m x 1.53m (11' 7" x 5' 0")

### First Floor

Bedroom One

3.83m x 3.42m (12' 7" x 11' 3")

Bedroom Two

2.53m x 3.41m (8' 4" x 11' 2")

Bathroom

### Outside

Rear Yard

### Further Information

#### Further Information

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

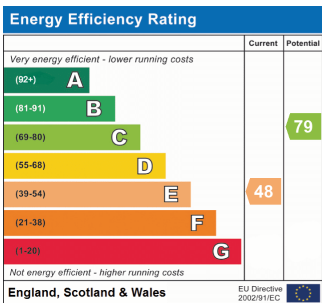
The annual ground rent is £1.05.

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

According to gov.uk the flood risk is considered to be low for surface water flooding and the year chance of flooding between 2040 and 2060, is also considered to be low.

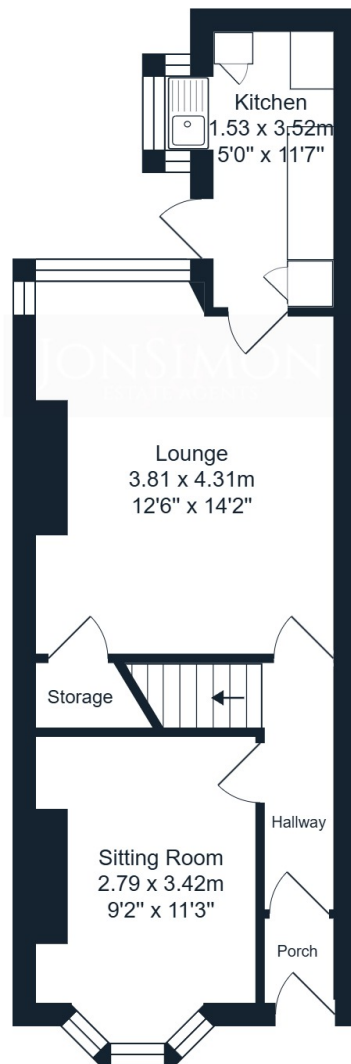
EPC - TBC

Council Tax - Band A

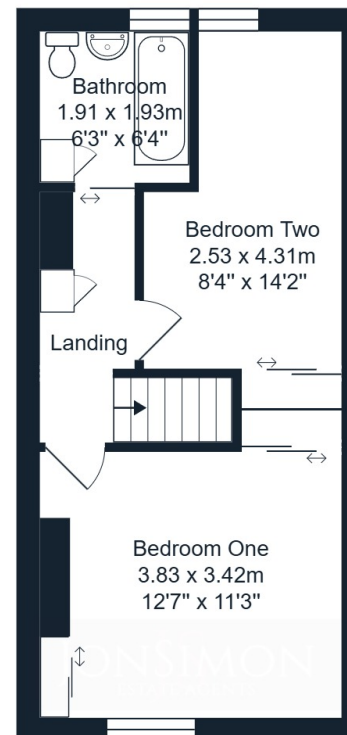




## FLOORPLAN



**JONSIMON**  
ESTATE AGENTS



### Mitella Street, Burnley, BB10 4LW

Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup>

All measurements are approximate and for display purposes only.