

£64,995 Leasehold



24 Lebanon Street, Burnley, Lancashire  
BB10 4DF



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located in the popular Lower Brunshaw district of the town, we are delighted to offer for sale this three bedroom mid terrace home that is sure to catch the eye of anyone looking for an investment opportunity. The accommodation is in need of some updating, and comprises of: two separate reception rooms, a large kitchen, three first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance rear yard. EPC - TBC. Council Tax - Band A. Early viewing a must!

## FEATURES

- Offered for sale with no onward chain
- Vacant possession
- Located in the popular Lower Brunshaw district of the town
- Investment Opportunity
- Two separate reception rooms
- Large kitchen
- Three first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - TBC
- Council Tax - Band A
- Early viewing a must!

## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

### Outside

Yard

## Further Information

### Further Information

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

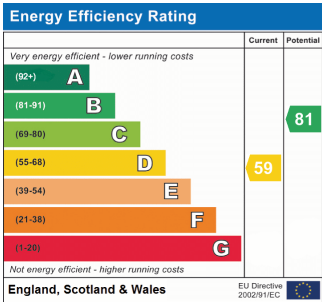
The annual ground rent is £1.05.

The property is located in an area considered low risk for surface water flooding and the long term risk is assessed is the same.

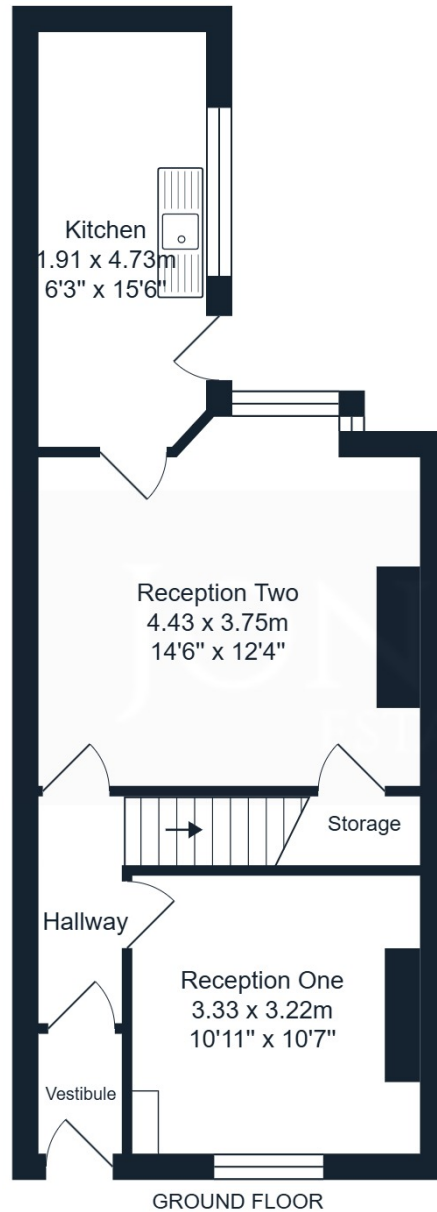
Mobile and broadband services are offered by a number of companies and ultrafast is available.

EPC - TBC

Council Tax - Band A



## FLOORPLAN



**JONSIMON**  
ESTATE AGENTS

### 24 Lebanon Street, Burnley

Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

