



76 Burns Street, Burnley, Lancashire
BB12 0AJ



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This well presented two bedroom mid terrace home occupies a popular central location, and is sure to catch the eye of anyone looking for their first home. Suitable for buy to let investment. Having been tastefully updated by the current owners, the accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two double bedrooms to the first floor and a three piece family bathroom suite. 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. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Tastefully updated by the current owners
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- One welcoming reception room
- Modern fitted kitchen
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.08m x 3.94m (13' 5" x 12' 11")

Kitchen

3.9m x 2.29m (12' 10" x 7' 6")

First Floor

Bedroom One

3.99m x 2.57m (13' 1" x 8' 5")

Bedroom Two

3.74m x 2.35m (12' 3" x 7' 9")

Bathroom

Outside

Yard

Further Information

Further Information

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

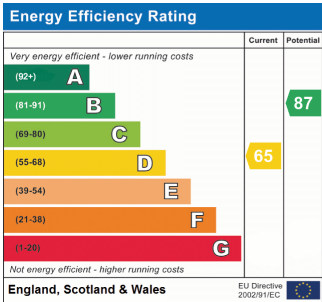
The annual ground rent is £1.05

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

Mobile and broadband coverage is offered by a number of providers, and ultrafast is available.

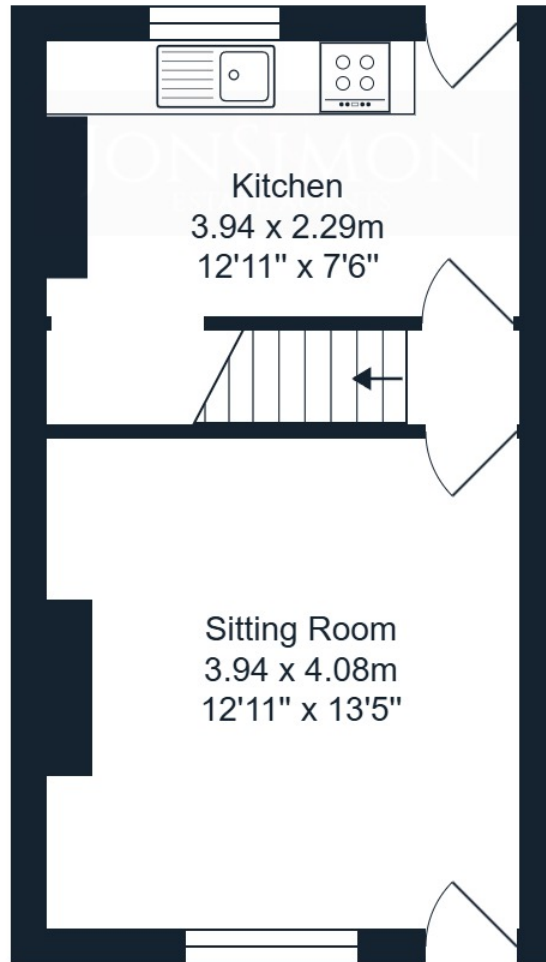
EPC - D

Council Tax - Band A



FLOORPLAN

JON SIMON
ESTATE AGENTS



GROUND FLOOR



FIRST FLOOR