

£84,995 Leasehold



31 Hinton Street, Burnley, Lancashire  
BB10 4EB



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This three bedroom mid terrace home is found just off the ever popular Lyndhurst Road, and is only a short walk from the recently refurbished Towneley Hall and it's immaculate grounds. The accommodation is generous, and comprises of: two separate reception rooms, a modern fitted kitchen, three first floor bedrooms and a fully fitted three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance yard to the rear. Ideal for anyone looking for a buy to let investment opportunity. Suitable for first time buyers. Council Tax - Band A. EPC - D. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for a buy to let investment
- Suitable for first time buyers
- Located just off the popular Lyndhurst Road
- Found a short walk from the recently refurbished Towneley Hall and it's immaculate grounds
- Two generous, separate reception rooms
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- Council Tax - Band A
- EPC - D
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Modern Fitted Kitchen

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

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.

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

The property is located in an area where the yearly chance of flooding is considered to be low. The long term risk is assessed as 'medium.'

EPC - D

Council Tax - Band A

