

£85,000 Leasehold



49 Waterbarn Street, Burnley, Lancashire  
BB10 1RP



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This well presented two bedroom mid terrace home, is offered for sale with no onward chain, and is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: one welcoming reception room, a fitted dining kitchen, two first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating - ran from a combination boiler, and is Upvc double glazed throughout. Low maintenance rear yard. EPC - D. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Suitable for anyone looking for their first home
- Ideal buy to let investment opportunity
- Well presented accommodation on offer
- One welcoming reception room
- Fitted dining kitchen
- Two first floor bedrooms - both being comfortable doubles
- Three piece bathroom suite
- Warmed by gas central heating - ran from a combination boiler
- Upvc double glazed throughout
- Low maintenance yard at the rear
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

4.1m x 3.29m (13' 5" x 10' 10")

#### Dining Kitchen

4.1m x 3.8m (13' 5" x 12' 6")

### First Floor

#### Bedroom One

4.1m x 3.29m (13' 5" x 10' 10")

#### Bedroom Two

2.830m x 2.4m (9' 3" x 7' 10")

#### 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, with the long risk assessed as the same.

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

EPC - D

Council Tax - Band A

