



18 Thornton Road, Burnley, Lancashire. BB10 4HQ

- Offered for sale with no onward chain - vacant possession
- Occupying a popular position in the heart of Pike Hill
- Three semi detached home
- Ideal for anyone looking for their first home
- One welcoming reception room
- Fitted kitchen
- Three first floor bedrooms
- Fitted three piece bathroom suite
- Warmed by gas central heating
- Being predominantly Upvc double glazed throughout
- Low maintenance gardens to the front and rear
- Ample off road parking leading to a detached garage
- Early viewing a must!



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Occupying a popular position in the heart of Pike Hill this three bedroom semi detached home is sure to catch the eye of anyone for their first home. The accommodation is in need of some cosmetic updating but comprises of: one welcoming reception room, a fitted kitchen, three first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and benefits from being Upvc double glazed throughout. There are well maintained gardens to the front and rear, with a driveway providing off road parking. EPC - TBC. Council Tax - Band B. Early viewing is considered a must!



ROOM DESCRIPTIONS

Entrance Hallway

Entrance Hallway

Sitting Room

Kitchen

Rear Lean to/Conservatory

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Garden

Further Information

Further Information

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

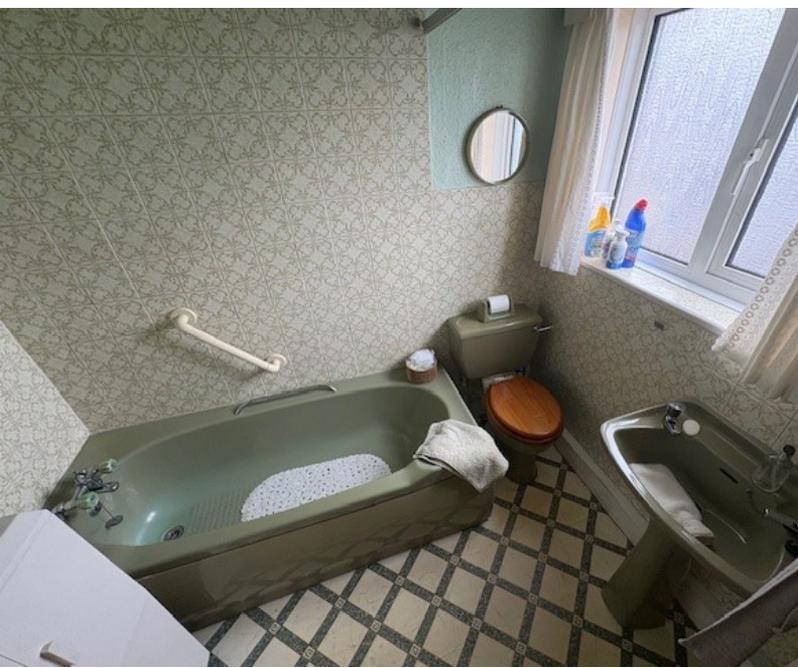
The annual ground rent is circa £5

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

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

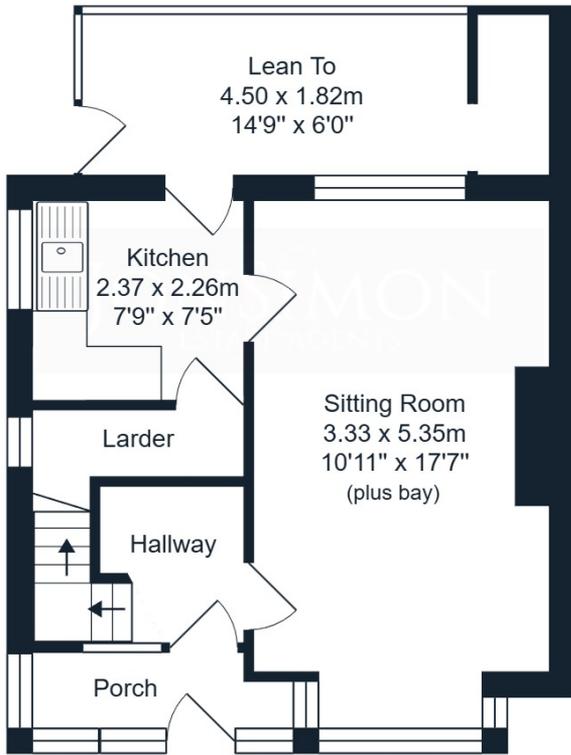
EPC - TBC

Council Tax - Band B

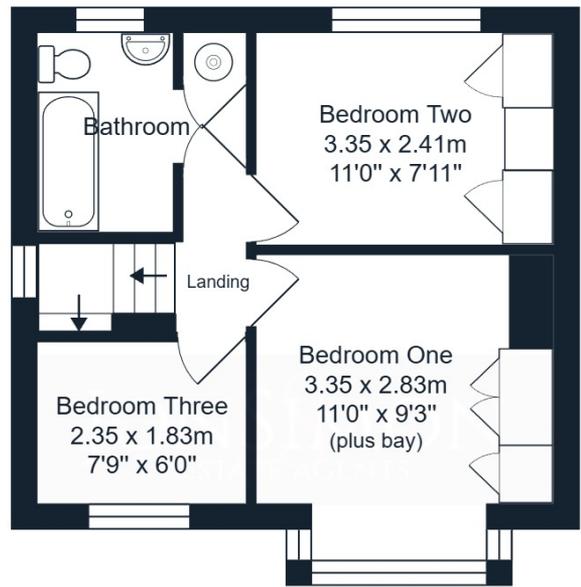


FLOORPLAN & EPC

Thornton Road, Burnley, BB10 4HQ



GROUND FLOOR



FIRST FLOOR

Total Area: 78.0 m² ... 839 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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