



18 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, an extended kitchen, three first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating - ran from a combination boiler, 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
- Ideal for an investment opportunity
- In need of some cosmetic updating
- Two separate reception rooms
- Extended Kitchen
- Three first floor bedrooms
- Coloured, three piece bathroom suite
- Warmed by gas central heating - ran from a brand new combination boiler
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - TBC
- Council Tax - Band A
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

3.33m x 3.22m (10' 11" x 10' 7")

Lounge

4.43m x 3.75m (14' 6" x 12' 4")

Kitchen

3.7m x 1.75m (12' 2" x 5' 9")

First Floor

Bedroom One

4.43m x 3.22m (14' 6" x 10' 7")

Bedroom Two

2.27m x 2.96m (7' 5" x 9' 9")

Bedroom Three

2.78m x 2.12m (9' 1" x 6' 11")

Bathroom

Outside

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

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.

EPC - TBC

Council Tax - Band A

