



24 Mizpah Street, Burnley, Lancashire  
BB10 4DD



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located in the heart of Lower Brunshaw this three bedroom mid terrace home is offered for sale with vacant possession, and is sure to catch the eye of anyone looking for a buy to let investment, or indeed their first home. The accommodation comprises of: two separate reception rooms, a modern fitted kitchen with a brand new oven and hob, three first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed throughout. There is a low maintenance rear yard. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Located in the heart of the popular Lower Brunshaw district of the town centre
- Ideal for anyone looking for a buy to let investment
- Suitable for anyone looking for their first home
- Two separate reception rooms
- Modern fitted kitchen with a brand new oven and hob
- Three first floor bedrooms
- Three piece family bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - TBC
- Council Tax - Band A
- 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**

**Family Bathroom**

### **Outside**

**Low Maintenance 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 services are offered by a number of companies, and ultrafast is available.