



64 Thursby Road, Burnley, Lancashire
BB10 3EG



PROPERTY DESCRIPTION

!! Ideal for anyone looking for their first home !! This beautifully presented semi detached home, is located in a popular district of the town and is sure to catch the eye of anyone looking for their first home. The generous accommodation comprises of: one welcoming bay fronted reception room, an eye catching modern dining kitchen, substantial conservatory to the rear, two double bedrooms to the first floor and a modern three piece bathroom suite. There are well maintained gardens to the front and rear, with the rear garden having a patio immediately adjoining the rear of the property and a laid lawn. The property is warmed by gas central heating and is Upvc double glazed throughout. Council Tax - Band B. EPC - TBC. Early viewing is considered a must!

FEATURES

- Ideal for anyone looking for their first home
- Beautifully presented semi detached accommodation
- Popular location
- A short walk from the general hospital
- One welcoming bay fronted reception room
- Eye catching modern dining kitchen
- Substantial conservatory to the rear
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating, and being Upvc double glazed throughout
- Well maintained gardens to the front and rear
- Off road parking providing ample off road parking
- EPC - TBC
- Council Tax - Band B
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.16m x 4.19m (13' 8" x 13' 9")

Dining Kitchen

4.19m x 3.10m (13' 9" x 10' 2")

Conservatory

First Floor

Bedroom One

4.21m x 3.34m (13' 10" x 10' 11")

Bedroom Two

4.20m x 3.08m (13' 9" x 10' 1")

Bathroom

Outside

Garden

Further Information

Further Information

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

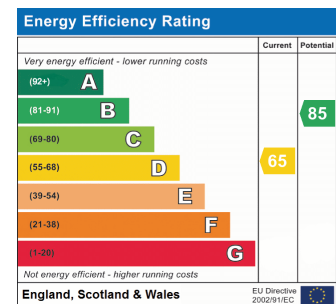
The annual ground rent is £5

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 connectivity is offered by a number of companies, and ultrafast is available.

EPC - TBC

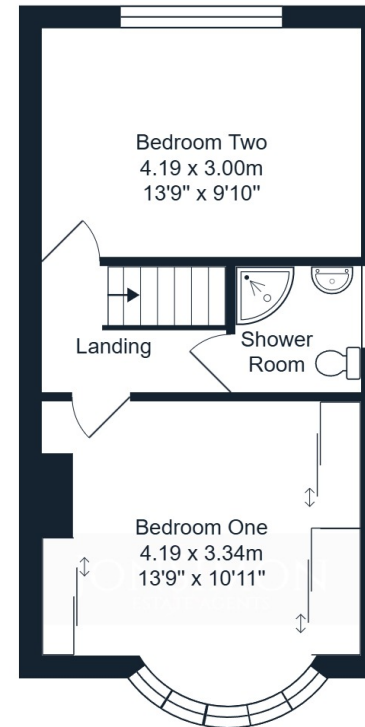
Council Tax - Band B



FLOORPLAN



JON SIMON
ESTATE AGENTS



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Total Area: 86.1 m² ... 927 ft²

All measurements are approximate and for display purposes only.

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ESTATE AGENTS