

£99,995 Leasehold



93 Lyndhurst Road, Burnley, Lancashire
BB10 4DH



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain - vacant possession !! We are delighted to offer for sale this immaculately presented, three bedroom mid terrace home, located on the ever popular Lyndhurst Road, in the heart of the Lower Brunshaw district of the town. The accommodation has just undergone an impressive scheme of repair and comprises of: two generous reception rooms, an eye catching modern kitchen, three first floor bedrooms and a fully fitted 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 yard to the rear. Ideal for anyone looking for their first home. Suitable for buy to let investment. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with vacant possession - no onward chain
- Immaculately presented accommodation on offer
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Two separate reception rooms
- Eye catching modern kitchen
- Three first floor bedrooms
- Modern three piece 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

Sitting Room

4.18m x 3.97m (13' 9" x 13' 0")

Lounge

4.18m x 3.79m (13' 9" x 12' 5")

Kitchen

2.2m x 3.1m (7' 3" x 10' 2")

First Floor

Bedroom One

4.33m x 2.3m (14' 2" x 7' 7")

Bedroom Two

2.7m x 2.23m (8' 10" x 7' 4")

Bedroom Three

1.99m x 1.94m (6' 6" x 6' 4")

Bathroom

Outside

Outside

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.

EPC - TBC

Council Tax - Band A

