



133 Burnley Road, Briercliffe Burnley, . BB10 2HJ

- Offered for sale with vacant possession
- Well presented throughout
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Ideally located for the Briercliffe shops
- One generous reception room
- Modern fitted kitchen
- Two spacious bedrooms
- Fully fitted three piece bathroom suite
- Gas central heated throughout
- Fully Upvc double glazed
- EPC - D
- Council Tax - Band A
- Early viewing is a must!



PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This well presented mid terrace home is found on Burnley Road, Briercliffe just a short walk away from the nearby shops. Sure to catch the eye of anyone looking for their first home, the property offers accommodation comprising of: one generous reception room, a modern fitted kitchen, two spacious bedrooms and a three piece bathroom suite. Fully gas central heated - ran from a combination boiler, and is Upvc double glazed throughout. Suitable for buy to let investment. Council Tax - Band A. EPC - D. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Upvc door to the front and wooden door giving access to:

Sitting Room

17' 1" x 12' 6" (5.20m x 3.80m)

Kitchen

12' 6" x 10' 2" (3.80m x 3.10m)

First Floor

Bedroom One (Front)

12' 6" x 10' 10" (3.80m x 3.30m)

Bedroom Two (Rear)

12' 8" x 7' 5" (3.87m x 2.27m)

Bathroom

Outside

Yard

Low maintenance rear yard.

Further Information

Further Information

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

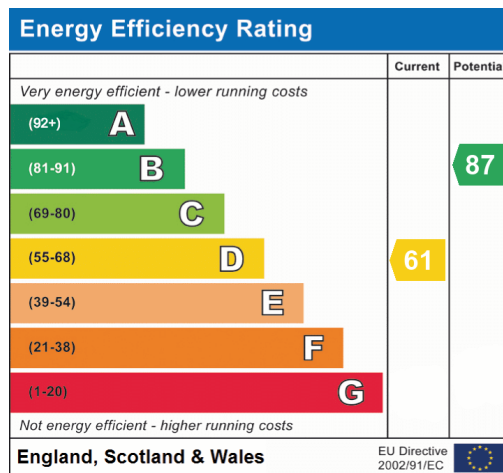
The annual ground rent is £1.05.

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,

EPC - D

CONTACT DETAILS



Burnley
31, Parker Lane, Burnley, BB11 2BU
01282 427445
info@jonsimon.co.uk