

£99,995 Leasehold



8 Carlton Road, Burnley, Lancashire  
BB11 4JE



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession - no onward chain !! This sizeable, bay fronted mid terrace home is found just a short walk from Manchester Road train station, and is sure to catch the eye of anyone looking for an investment property. The accommodation is in need of some updating but comprises of: two large reception rooms, a basic fitted kitchen with further utility space, cellar, two substantial double bedrooms to the first floor and a three piece (coloured) bathroom suite. There are low maintenance gardens to the front and rear. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession
- No onward chain
- Sizeable, bay fronted terrace property
- Two generous reception rooms
- Basic fitted kitchen
- Two large double bedrooms
- Basic three piece bathroom suite
- Cellar
- Warmed by gas fires
- Low maintenance outside space to the front and rear
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Dining Room/Lounge

Kitchen

Further Utility Area

### First Floor

Bedroom One

Bedroom Two

Family Bathroom

### Outside

Outside

Low maintenance space to the front and rear.

## Further Information

### Further Information

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

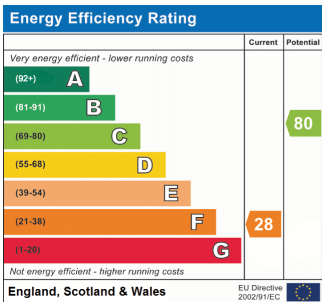
The annual ground rent is £1.05.

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.

EPC - TBC

Council Tax - Band A



FLOORPLAN



8 Carlton Road, Burnley, BB11 4JE

Total Area: 128.1 m<sup>2</sup> ... 1379 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Cellar

Ground Floor

First Floor

