



12 Lubbock Street, Burnley, Lancashire. BB12 6QY

- Rent in advance | £650
- Deposit in advance | £650
- EPC | E
- Council Tax | A
- Flood risk | Low
- Utilities | Mains
- Parking | Street parking



PROPERTY DESCRIPTION

Situated off the ever popular Padiham Road, Burnley, we offer to the market a 2 bedroom mid terrace situated within close proximity to all local amenities.

With an entrance hallway leading to a front reception room with feature fireplace and a further open plan dining/kitchen with integrated features.

To the first floor, two double bedrooms and 3 piece bathroom suite.

Externally, the property benefits from an enclosed yard.

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ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.1m x 3.76m (13' 5" x 12' 4")

Dining Room

4.29m x 4.14m (14' 1" x 13' 7")

Modern Kitchen

2.5m x 1.74m (8' 2" x 5' 9")

First Floor

Bedroom One

4.14m x 3.31m (13' 7" x 10' 10")

Bedroom Two

4.14m x 2.9m (13' 7" x 9' 6")

Bathroom

Outside

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.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

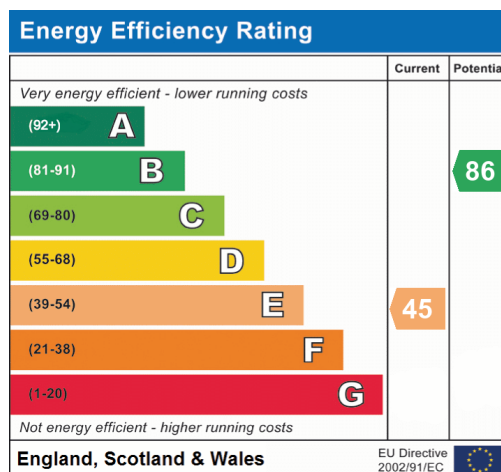
The property is located in an area considered low risk for surface water flooding.

EPC - E

Council Tax - Band A



EPC



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