



7 Montague Road, Burnley, Lancashire. BB11 4JQ

- Popular central location
- Sizeable accommodation on offer
- Located short walk from Manchester Road train station
- Two generous reception rooms - the front having an eye catching bay window
- Modern fitted kitchen
- Three first floor bedrooms
- Attic room with potential to be used as a fourth sleeping area/home office
- Modern three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!



PROPERTY DESCRIPTION

!! Popular central location !! We are delighted to offer for this sale, this sizeable three bedroom mid terraced home, that is found just a short walk from Manchester Road train station. The generous accommodation comprises of: two separate reception rooms with the front sitting room having an eye catching bay window, modern fitted kitchen, three first floor bedrooms with an attic room that could offer potential as a home office, and a fully fitted three piece family bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.49m x 3.5m (14' 9" x 11' 6")

Dining Room/Second Sitting Room

4.7m x 3.04m (15' 5" x 10' 0")

Breakfast Kitchen

5.74m x 2.6m (18' 10" x 8' 6")

First Floor

Bedroom One

4.05m x 3.84m (13' 3" x 12' 7")

Bedroom Two

4.64m x 2.85m (15' 3" x 9' 4")

Bedroom Three

4.34m x 2.56m (14' 3" x 8' 5")

Family Bathroom

Outside

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 circa £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, and the long term risk is assessed as the same.

EPC - TBC

Council Tax - Band A



