

£79,995 Leasehold



125 Albert Street, Burnley, Lancashire
BB11 3DE



PROPERTY DESCRIPTION

!! The perfect first home !! This well presented two double bedroom mid terrace home is found just a short walk from the town centre, and is ideal for anyone looking for their first home. The generous accommodation has been enlarged from the original and comprises of: two generous reception rooms, a modern fitted kitchen, two first floor double bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance yard to the rear. Suitable for buy to let investment. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- The perfect first home
- Suitable for buy to let investment
- Well presented accommodation on offer
- Popular location - within close proximity to Burnley town centre
- Two separate reception rooms
- Modern fitted kitchen
- Two double bedrooms to the first floor
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

3.76m x 3.38m (12' 4" x 11' 1")

Dining Room

3.38m x 3.12m (11' 1" x 10' 3")

Kitchen

2.9m x 3.38m (9' 6" x 11' 1")

First Floor

Bedroom One

3.81m x 2.44m (12' 6" x 8' 0")

Bedroom Two

3.81m x 2.24m (12' 6" x 7' 4")

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.

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 connectivity is offered by a number of companies, and ultrafast is available.

The property is located in a selective licensed area.

EPC - D

Council Tax - Band A

