JonSimon
Estate Agents

£79,995 Leasehold



73 Piccadilly Road, Burnley, Lancashire
BB11 4PU






PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! We are delighted to offer for sale this well presented mid terrace home, that boasts accommodation spread over three storeys. The generous accommodation comprises of: one open plan living room, an eye catching modern kitchen, two well proportioned bedrooms to the first floor, with a loft conversion offering additional living space and a modern three piece bathroom suite. The property is warmed by gas central heating - being ran from a modern combination boiler, and is Upvc double glazed throughout. Low maintenance rear yard. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possesion
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Well presented accommodation on offer
- One open plan reception room
- Eye catching modern kitchen
- Two well proportioned bedrooms to the first floor
- Loft conversion offering additional living space
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!




ROOM DESCRIPTIONS

Ground Floor

Sitting Room

Modern Kitchen

First Floor

Bedroom One

Bedroom Two

Family Bathroom

Loft Conversion

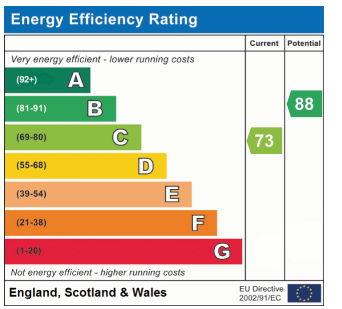
Loft Room

Previously used as a third sleeping area.

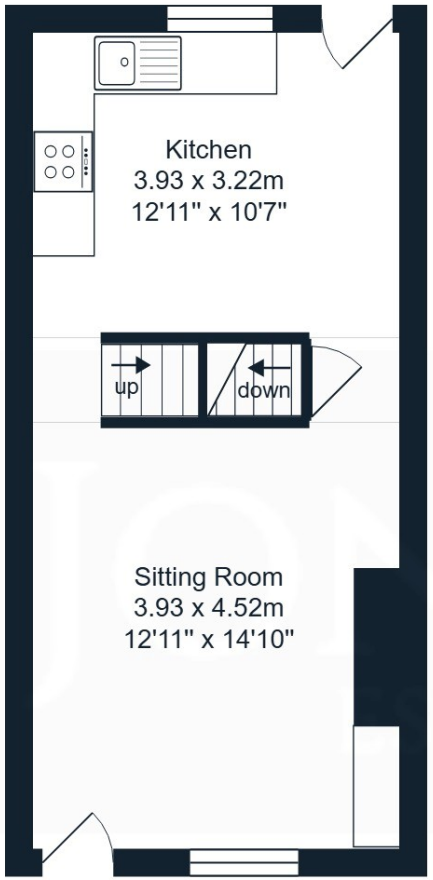
Further Information

Further Information

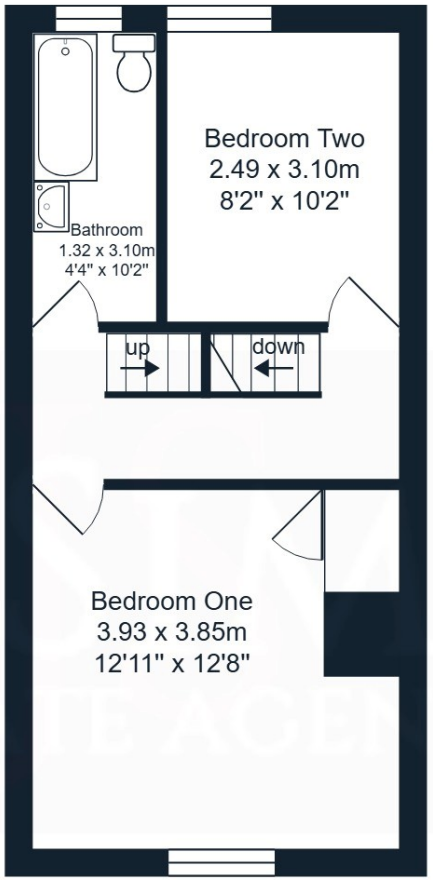
The property is on a leasehold title, with the residue of a 999 year lease remaining.
The annual ground rent is £1.05.
Mobile and broadband services are offered by a number of companies and ultrafast is available.
The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.
EPC - TBC
Council Tax - Band A



FLOORPLAN



Ground Floor

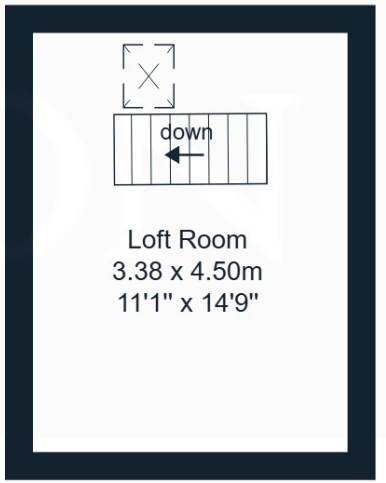


First Floor

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All measurements are approximate and for display purposes only



Loft Room