JonSimon
Estate Agents

Offers Over £219,995 Leasehold



118 Wellfield Drive, Burnley, Lancashire
BB12 0JD






PROPERTY DESCRIPTION

!! Offered for sale with vacant possession - no onward chain !! We are delighted to offer for sale this true bungalow that occupies a prominent, elevated position on the ever popular Wellfield Drive. The well presented accommodation is sure to catch the eye of anyone looking to downsize and comprises of: one open plan reception room, conservatory, a modern fitted kitchen, two well proportioned bedrooms and a fully fitted three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There are well maintained gardens to the front and rear with a block paved driveway providing ample off road parking and leading to the integral garage. EPC - C. Council Tax - Band C. Early viewing is considered a must!



FEATURES

- Offered for sale with vacant possession - no onward chain
- Well presented true bungalow
- Prominent elevated position on the ever popular Wellfield Drive
- Sure to catch the eye of anyone looking to downsize
- One open plan reception room
- Conservatory
- Modern fitted kitchen
- Two well proportioned bedrooms
- Modern three piece shower room
- Well maintained gardens to the front and rear
- Block paved driveway providing ample off road parking and leading to the integral garage
- EPC - C
- Council Tax - Band C
- Early viewing is considered a must!









ROOM DESCRIPTIONS

Ground Floor

Sitting Room
6.11m x 5.01m (20' 1" x 16' 5")

Kitchen
2.7m x 2.3m (8' 10" x 7' 7")

Conservatory
3m x 2.4m (9' 10" x 7' 10")

Bedroom One
4.2m x 3.3m (13' 9" x 10' 10")

Bedroom Two
2.8m x 2.7m (9' 2" x 8' 10")

Shower Room

Outside

Gardens

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 £15.
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 - C
Council Tax - Band C

