



26 Ainslie Street, Burnley, Lancashire
BB12 6RL



PROPERTY DESCRIPTION

!! Beautifully presented throughout !! We are delighted to offer for sale this extended two bedroom mid terrace home found in close proximity to the local motorway network and being offered for sale with no onward chain. The well presented accommodation 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 heated and is Upvc double glazed throughout. There is a low maintenance yard to the rear. Suitable for anyone looking for buy to let investment. EPC -C. Council Tax Band - A. Early viewing is considered a must!

FEATURES

- Beautifully presented accommodation on offer
- Extended mid terrace property
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Two generous reception rooms
- Modern fitted kitchen
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - C
- Council Tax Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

16' 10" x 9' 11" (5.13m x 3.02m)

Dining Room

13' 10" x 9' 4" (4.22m x 2.84m)

Kitchen

10' 3" x 7' 5" (3.12m x 2.26m)

First Floor

Bedroom One

13' 10" x 10' 6" (4.22m x 3.20m)

Bedroom Two

13' 0" x 9' 3" (3.96m x 2.82m)

Bathroom

Outside

Yard

Additional Information

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

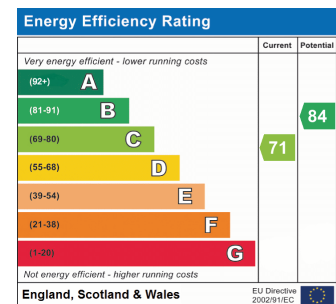
The annual ground rent is £1.05.

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

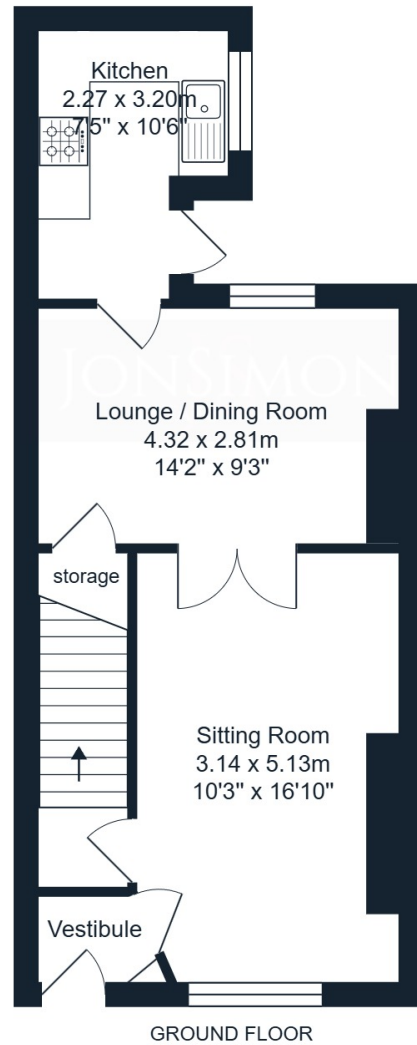
Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

EPC - C

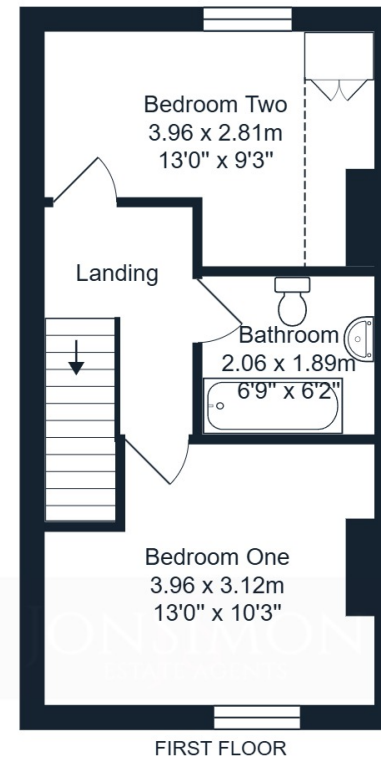
Council Tax Band A



FLOORPLAN



JONSIMON
ESTATE AGENTS



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Total Area: 73.2 m² ... 787 ft²

All measurements are approximate and for display purposes only.