



95 Healey Wood Road, Burnley BB11
2LP



PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! We are delighted to offer for this sale this sizeable two bedroom mid terrace home that is found just a short walk from Manchester Road train station, and is within touching distance of Burnley town centre. The accommodation is spread over three storeys and comprises of: two separate reception rooms, a fitted kitchen, one chamber cellar, 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. EPC - C. Council Tax Band A. Early viewing is considered a must!

FEATURES

- Situated on the outskirts of Burnley Town Centre
- Found within close proximity of Manchester Road train station
- Ideal for anyone looking for a buy to let investment
- Offered for sale with vacant possession
- Two separate reception rooms
- Fitted kitchen
- One chamber storage cellar
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Enclosed yard to the rear
- Council Tax Band A
- EPC - C
- Early viewing a must!





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway

Living Room

3.95m x 3.91m (13' 0" x 12' 10")

Dining Room

3.66m x 3.91m (12' 0" x 12' 10")

Kitchen

3.53m x 1.87m (11' 7" x 6' 2")

Cellar

Currently used as additional storage

FIRST FLOOR

Bedroom 1

3.18m x 3.91m (10' 5" x 12' 10")

Bedroom 2

3.91m x 2.66m (12' 10" x 8' 9")

Bathroom

2.67m x 2.37m (8' 9" x 7' 9")

EXTERNAL

External backyard

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 to be low risk for surface water flooding.

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

Council Tax Band A

EPC - C

