



35 Netherby Street, Burnley, Lancashire
BB11 4NR



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located just off the popular Coal Clough Lane, this well presented two bedroom mid terrace home is ideal for anyone looking for their first home, or a buy to let investment opportunity. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two first floor bedrooms and a modern three piece bathroom suite. Fully Upvc double glazed throughout, and being warmed by gas central heating. EPC - D. Council Tax Band A. Early viewing is a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking a buy to let investment
- Suitable for buy to let investment
- Located just off the popular Coal Clough Lane
- Mid Terrace home
- Two separate reception rooms
- Modern kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Fully Upvc double glazed throughout
- Upvc double glazed throughout
- EPC - D
- Council Tax Band A
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Lounge

Fitted Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Yard

Further Information

Further Information

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

There are no noted covenants that would be considered restrictive.

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

Mobile and broadband services are offered by a number of companies and ultrafast is available.

Council Tax Band - A

EPC - D.

