



15 Berry Street, Burnley, Lancashire  
BB11 2LG



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this sizeable mid terrace home that is found just a short walk from Burnley town centre, and is sure to catch the eye of anyone looking for a buy to let investment. The accommodation is spread over three stories and consists of: two spacious reception rooms, a modern fitted kitchen, two first floor bedrooms - with a third sleeping area/dressing room, and a loft conversion offering space for a potential fourth sleeping area. Warmed by gas central heating - ran from a modern combination boiler, and being Upvc double glazed throughout. Low maintenance yard to the rear. EPC - D. Council Tax Band - A. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain
- Suitable for buy to let investment
- Located just a short walk from Burnley town centre
- Spacious living accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms - with a third sleeping area/dressing room
- Loft conversion currently used as a fourth sleeping area
- EPC - D
- Council Band - Tax A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground floor

Front reception room

Back reception room

Kitchen

### First floor

Bedroom 1

Bedroom 2

Dressing Room

Accessed off bedroom 2

Bathroom

### Second floor

Loft Conversion

Potential to be used as a fourth bedroom

### External

Enclosed yard

### 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.

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

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

Council Tax Band - A

EPC - D

