

£79,995 Leasehold



12 Lubbock Street, Burnley, Lancashire
BB12 6QY



PROPERTY DESCRIPTION

!! The perfect first home !! This well presented mid terrace home is found just a short drive from the local motorway network, and is easily commutable to both Padiham and Burnley town centres. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen - with separate utility space, two generous double bedrooms and a modern three piece bathroom suite . The property is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance yard to the rear. There is also loft access that has been boarded out and currently been used as additional storage. Suitable or buy to let investment. EPC - E. Council Tax Band - A. Early viewing is considered a must!

FEATURES

- The perfect first home
- Suitable for buy to let investment
- Easily commutable to both Padiham and Burnley town centres
- A short drive from the local motorway network
- Well presented accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Separate utility space
- Two large double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - E
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.1m x 3.76m (13' 5" x 12' 4")

Dining Room

4.29m x 4.14m (14' 1" x 13' 7")

Modern Kitchen

2.5m x 1.74m (8' 2" x 5' 9")

First Floor

Bedroom One

4.14m x 3.31m (13' 7" x 10' 10")

Bedroom Two

4.14m x 2.9m (13' 7" x 9' 6")

Bathroom

Outside

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 £1.05.

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.

EPC - E

Council Tax - Band A

