



40 Talbot Street, Briercliffe, Burnley,
Lancashire BB10 2HW



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This recently refurbished home is found in the heart of the popular village of Briercliffe and is sure to catch the eye of anyone looking for their first home. The property has just undergone a full scheme of repair and the immaculately presented accommodation comprises of: one welcoming reception room, a brand new fitted kitchen with breakfast bar, two well proportioned 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. Council Tax - Band A. EPC - E. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Recently having undergone a full scheme of repair
- Immaculately presented accommodation on offer
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- One welcoming reception room
- Brand new fitted kitchen with breakfast bar
- Two double bedrooms
- Modern three piece bathroom suite
- Low maintenance yard to the rear
- Council Tax - Band A
- EPC - E
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

14' 0" x 13' 0" (4.27m x 3.96m)

Breakfast Kitchen

12' 08" x 12' 11" (3.86m x 3.94m)

First Floor

Bedroom One

12' 02" x 13' 04" (3.71m x 4.06m)

Bedroom Two

14' 05" x 7' 02" (4.39m x 2.18m)

Bathroom

Outside

Rear 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 a year.

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

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

Council Tax - Band A

EPC - E

