

£69,995 Leasehold



42 Scarlett Street, Burnley, Lancashire
BB11 4LQ



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located a short walk from Manchester Road train station, we are delighted to offer for sale this spacious mid terrace home, that is sure to catch the eye of anyone looking for their first property, or a willing buy to let investor. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two well proportioned bedrooms to the first floor 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. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Popular location - just a short walk from Manchester Road train station
- Easily commutable to Burnley town centre
- A short drive from the local motorway network - M65
- Two separate reception rooms
- Modern fitted kitchen
- Two well proportioned bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance yard to the rear
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.07m x 3.05m (10' 1" x 10' 0")

Lounge

4.2m x 4.34m (13' 9" x 14' 3")

Modern Kitchen

4.04m x 1.98m (13' 3" x 6' 6")

First Floor

Bedroom One

4.13m x 3.21m (13' 7" x 10' 6")

Bedroom Two

4.57m x 1.69m (15' 0" x 5' 7")

Bathroom

Outside

Yard

Low maintenance 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.

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 - TBC