£84,995 Leasehold

49 Berry Street, Burnley, Lancashire
BB11 2LG

## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This immaculately presented mid terrace home offers well proportioned accommodation spread across three storeys. The accommodation comprises of: one welcoming reception room, a large dining kitchen, two double bedrooms to the first floor with a modern three piece bathroom with a third sleeping area in the loft conversion that is accessed via a return staircase off the landing. Low maintenance rear yard. The property is warmed by gas central heating and is Upvc double glazed throughout. Ideal for anyone looking for a buy to let investment opportunity. Suitable for first time buyers. EPC - C. Council Tax - Band A. Early viewing is considered a must!
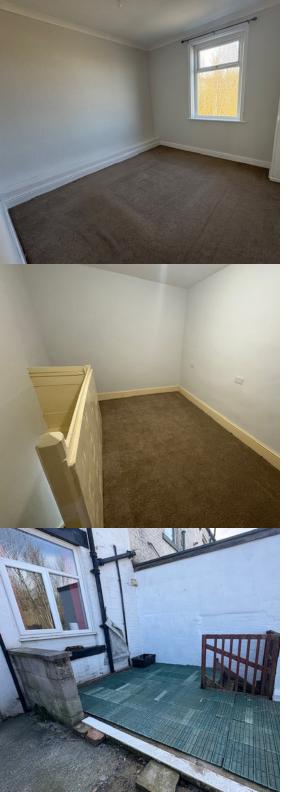
## FEATURES

- Offered for sale with vacant possession
- Ideal for anyone looking for a buy to let investment
- Suitable for first time buyers
- Well presented accommodation on offer
- One generous, welcoming reception room
- Large dining kitchen
- Two spacious double bedrooms to the first floor

- Modern three piece bathroom suite
- Loft conversion acting as a third sleeping area, and accessed via a return staircase
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - C
- Council Band - Tax A
- Early viewing is considered a must!

## ROOM DESCRIPTIONS

### Ground Floor

**Entrance Vestibule**

**Sitting Room**
3.2m x 3.33m (10' 6" x 10' 11")

**Dining Kitchen**
4.88m x 4.32m (16' 0" x 14' 2")

### First Floor

**Bedroom One**
4.37m x 3.38m (14' 4" x 11' 1")

**Bedroom Two**
4.37m x 3.38m (14' 4" x 11' 1")

**Bathroom**

### Loft Conversion

**Loft Room**
4.11m x 2.51m (13' 6" x 8' 3")

### 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.
The property is located in an area considered to be low risk for surface water flooding.
Mobile and broadband services are offered by a number of companies and ultrafast is available.
EPC - C
Council Tax - Band A

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92+) **A** | | |
| (81-91) **B** | | 84 |
| (69-80) **C** | | |
| (55-68) **D** | 70 | |
| (39-54) **E** | | |
| (21-38) **F** | | |
| (1-20) **G** | | |
| Not energy efficient - higher running costs | | |

England, Scotland & Wales — EU Directive 2002/91/EC