



58 Leyland Road, Burnley, Lancashire
BB11 3DR

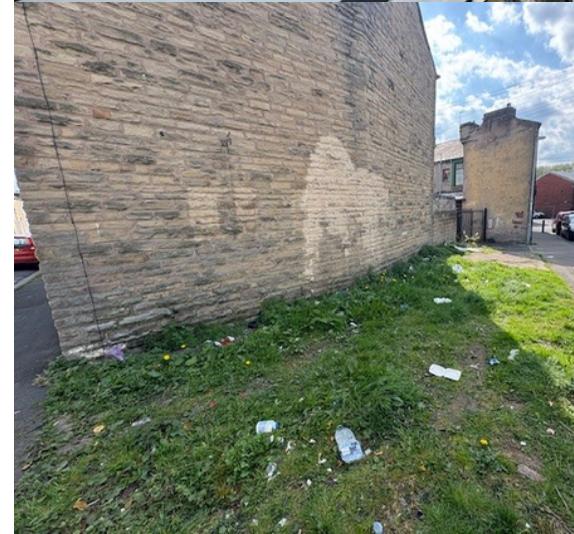


PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This two bedroom end of terrace property is offered for sale with no onward chain and comes inclusive with the side plot, formally known as 60 Leyland Road. The property is in fair condition and the accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two well proportioned bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. The side plot offers development opportunity (once the relevant planning permission has been obtained) for any willing investor. EPC - TBC. Council Tax - Band A. Early viewing is a must!

FEATURES

- Offered for sale with vacant possession
- The sale includes inclusive the plot that was formally Number 60 Leyland Road
- Popular central location
- Modern kitchen
- Two well proportioned bedrooms
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Side plot offers development opportunity (planning permission pending)
- EPC - TBC
- Council Tax - Band A
- Early viewing is a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Dining Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Outside

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 - TBC

Council Tax - Band A.