

£79,995 Leasehold



52 St Johns Road, Burnley, Lancashire
BB12 6RP



PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This extended, and well presented two double bedroom mid terrace home is found just a short drive from the local motorway network, and is sure to catch the eye of anyone looking for a buy to let investment opportunity. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two first floor double bedrooms and a fully fitted three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance yard to the rear. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Found within close proximity to the local motorway network
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Low maintenance yard to the rear
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - D
- Council Tax - Band A
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

Lounge

Extended Kitchen

First Floor

Bedroom One

Bedroom Two

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.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

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

EPC - D

Council Tax - Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(65-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		