



53 Lowerhouse Lane, Burnley,
Lancashire BB12 6HZ



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This sizeable terrace home has been extended to the rear and is sure to catch the eye of anyone looking for their first home. Suitable for buy to let investment. The property has just been redecorated throughout, and the accommodation comprises of: two separate reception rooms, a modern dining kitchen, two double bedrooms and a modern three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. Low maintenance rear yard. EPC - E. Council Tax -Band - A. Early viewing is a must!

FEATURES

- Offered for sale with no onward chain
- Sizeable mid terrace home that has been extended from the original
- Suitable for buy to let investment
- The perfect first home
- Two separate reception rooms
- Modern fitted dining kitchen
- Two first floor double bedrooms
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - E
- Council Tax - Band A
- Early viewing is a must





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

4.22m x 3.33m (13' 10" x 10' 11")

Lounge

4.22m x 4.06m (13' 10" x 13' 4")

Dining Kitchen

2.79m x 4.06m (9' 2" x 13' 4")

First Floor

Bedroom One

4.24m x 3.35m (13' 11" x 11' 0")

Bedroom Two

4.22m x 3.38m (13' 10" x 11' 1")

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.

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, and the yearly chance of flooding between 2040 and 2060 is also considered to be low risk.

EPC - E

Council Tax - Band - A

