



11 Brush Street, Burnley, Lancashire  
BB11 5EL





## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! New to the market, we offer this 2 bedroom mid terrace property situated on the outskirts of Burnley Town Centre and found within a few minutes drive of the local motorway network. The accommodation consists of: a welcoming reception room, a further fully fitted kitchen with integrated oven/hob, two bedrooms to the first floor and a 3 piece bathroom suite with shower over bath. The property is warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance yard to the rear. Council Tax - Band A. EPC - C. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Located a short drive from the local motorway network
- Easily commutable to Burnley town centre
- One welcoming reception room
- Modern fitted kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Council tax - Band A
- EPC - C
- Early viewing is a considered a must!



ROOM DESCRIPTIONS

GROUND FLOOR

LIVING ROOM

KITCHEN

First Floor

BEDROOM 1

BEDROOM 2

BATHROOM

EXTERNAL

ENCLOSED 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 coverage is 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, with the long term risk assessed as the same.

EPC - C

Council Tax - Band A

