



60 Queen Victoria Road, Burnley,
Lancashire BB10 3DW



PROPERTY DESCRIPTION

!! The perfect first home !! This well presented mid terrace home is found on the ever popular Queen Victoria Road, and is sure to catch the eye of anyone looking for their first home. Offered for sale with no onward chain, the sizeable accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two first floor bedrooms - the main being a large double, and a modern three piece bathroom suite. Warmed by gas central heating - ran from a recently installed combination boiler, and being Upvc double glazed throughout. Low maintenance rear yard. EPC - TBC. Early viewing a must!

FEATURES

- The perfect first home
- Offered for sale with no onward chain - vacant possession
- Popular location
- Close to local amenities
- Generous accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - TBC
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.49m x 3.33m (11' 5" x 10' 11")

Lounge

4.57m x 4.04m (15' 0" x 13' 3")

Modern Kitchen

2.92m x 2.42m (9' 7" x 7' 11")

First Floor

Bedroom One

4.58m x 3.35m (15' 0" x 11' 0")

Bedroom Two

4.05m x 1.98m (13' 3" x 6' 6")

Modern Bathroom

Outside

Yard

Further Information

Additional Information

The property is on a leasehold title, with the residue of a 999 year to remaining.

The ground rent is £1.50 per annum.

The council tax is Band A.

Broadband and mobile coverage is offered by a number of companies, and ultrafast is available according to ofcom.

The property is located in an area considered low risk for surface water flooding.

FLOORPLAN

