



12 Cuerdale Street, Burnley, Lancashire
BB10 2EP



PROPERTY DESCRIPTION

!! The perfect first home !! Impressively refurbished at the expense of the local authority, this two double bedroom mid terrace home is found in the heart of Briercliffe, on the popular Cuerdale Street. The property has been completely renovated and offers accommodation comprising of: one welcoming reception room, an eye catching open plan dining kitchen having a range of brand new fitted units and appliances, two double bedrooms to the first floor and a modern three piece bathroom suite. Warmed by gas central heating - ran from a combination boiler, and being Upvc double glazed throughout. Solar panels installed. Low maintenance rear yard. EPC - B. Council tax band A. Early viewing a must!

FEATURES

- The perfect first home
- Impressively refurbished by the local authority
- Popular location in the heart of Briercliffe/Harle Syke
- One welcoming reception room
- Eye catching open plan dining kitchen
- Two double bedrooms to the first floor
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a brand new combination boiler
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - B
- Council Tax Band A
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

Open Plan Dining 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.

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

Council Tax Band A

EPC - B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	