



28 Talbot Street, Burnley, Lancashire

BB11 2RZ



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This well presented three bedroom mid terrace home is found just a short walk from Burnley town centre and is sure to catch the eye of any would be investors. The generous accommodation comprises of: one welcoming reception room, a modern fitted kitchen, three first floor bedrooms and a modern 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. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain
- Well presented accommodation on offer
- Mid terrace home
- Located just a short walk from Burnley town centre
- One welcoming reception room
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Low maintenance yard to the rear
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - D
- Council Tax Band - A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

5.32m x 3.86m (17' 5" x 12' 8")

#### Kitchen

4.06m x 3.9m (13' 4" x 12' 10")

### First Floor

#### Bedroom One

3.39m x 3.30m (11' 1" x 10' 10")

#### Bedroom Two

2.24m x 3.16m (7' 4" x 10' 4")

#### Bedroom Three

4.07m x 1.57m (13' 4" x 5' 2")

#### 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 low risk for surface water flooding.

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

Council Tax Band A

