



3 Grasmere Street, Burnley, Lancashire
BB10 1HP



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This two bedroom, bay fronted, mid terrace home is located just off the ever popular Colne Road and is sure to catch the eye of anyone looking for their first home. The accommodation is in need of some cosmetic updating but comprises of: a welcoming reception room, a modern fitted kitchen, two first floor bedrooms, and a three piece shower room. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance yard to the rear. Council Tax - Band A. EPC - C. Early viewing is a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- In need of some cosmetic updating
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- One welcoming bay fronted reception room
- Modern fitted kitchen
- Two first floor bedrooms
- Modern three piece shower room
- Warmed by gas central heating
- Upvc double glazed throughout
- Low maintenance yard at the rear
- Council tax - Band A
- EPC - C
- Early viewing considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.22m x 3.91m (13' 10" x 12' 10")

Kitchen

3.89m x 2.77m (12' 9" x 9' 1")

First Floor

Bedroom One

4.27m x 3.91m (14' 0" x 12' 10")

Bedroom Two

3.78m x 2.82m (12' 5" x 9' 3")

Shower Room

Outside

Yard

Further Information

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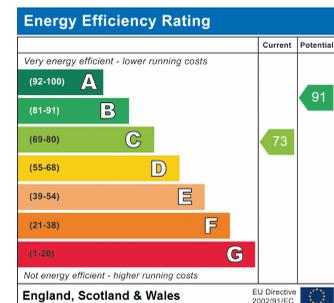
The property is on a leasehold title, with the residue of a 999 year lease remaining, the annual ground rent is £2.50

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

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

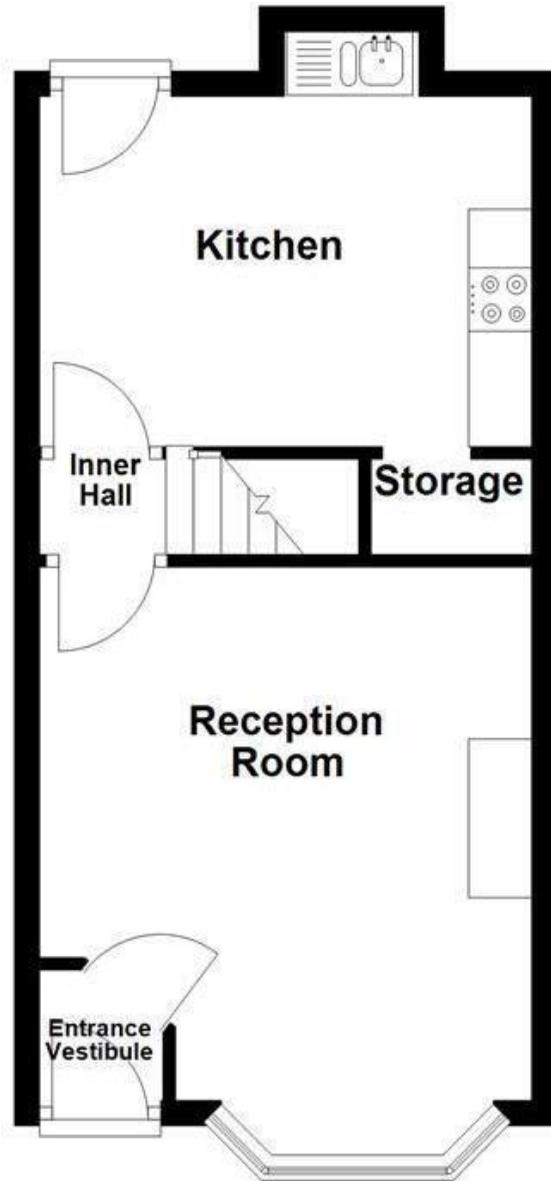
Council Tax - Band A

EPC - C



FLOORPLAN

Ground Floor



First Floor

