



45 Cardinal Street, Burnley, Lancashire
BB10 1RY



PROPERTY DESCRIPTION

!! The perfect first home !! Offered for sale with vacant possession, this two bedroom mid terrace home is found just off the ever popular Barden Lane. The well presented accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating and benefits from Upvc double glazing throughout. There is a low maintenance yard to the rear. EPC - D. Council tax - Band A. Early viewing is considered a must!

FEATURES

- The perfect first home
- Offered for sale with no onward chain
- Mid terrace home
- Found close to the popular Colne Road shops
- Located just off the ever popular Barden Lane
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms
- Modern three piece bathroom
- Low maintenance rear yard
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - D
- Council Tax - Band A
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with a Upvc double glazed door to the front, and staircase off leading to the first floor.

Lounge

14' 4" x 11' 0" (4.37m x 3.35m) with a Upvc double glazed window to the front and a radiator.

Sitting Room

14' 4" x 14' 0" (4.37m x 4.27m) UPVC double glazed window to the rear, and a radiator.

Kitchen

12' 8" x 5' 10" (3.86m x 1.78m) fitted with a modern range of wall and base units that boast a complementary rolled edge working surface that incorporates a one bowl sink and drainer. There is ample space for appliances, splash back tiling to compliment, a Upvc double glazed window to the rear and door leading to outside.

First Floor

Bedroom One

14' 3" x 12' 10" (4.34m x 3.91m) a large main bedroom with a Upvc double glazed window to the front and a radiator.

Bedroom Two

15' 8" x 6' 7" (4.78m x 2.01m) with a Upvc double glazed window to the rear and a radiator. Cupboard housing the central heating boiler.

Bathroom

a modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath. Tiled to compliment.

Outside

Rear Yard

Low maintenance rear yard.

Further Information

Information

The property is on a leasehold with the residue of a 999 year lease remaining - approx. 875 years.

The ground rent is £1.50 per annum.

Council tax is band A.

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

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

