

REDUCED

£107,000 Leasehold



## 3 Olympia Street, Burnley, Lancashire. BB10 4EW

- Immaculately presented throughout
- Having undergone a recent scheme of repair
- Popular central location
- Ideal for anyone looking for their first home
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms - with a third sleeping area found in the loft conversion
- Modern three piece bathroom suite
- Separate W/C and wash basin found in the loft room
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing a must!



## PROPERTY DESCRIPTION

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!! Immaculately presented throughout !! Having recently undergone a complete scheme of repair this mid terrace home offers generous accommodation spread across three storeys and is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: two separate reception rooms, modern fitted kitchen, two first floor bedrooms and a third sleeping area found in the loft conversion, modern three piece bathroom suite as well as a separate two piece suite found in the loft. The property is warmed by gas central heating - ran from a combination boiler, and is Upvc double glazed throughout. Low maintenance rear yard. EPC - D. Council Tax - Band A. Early viewing a must!



## ROOM DESCRIPTIONS

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### Ground Floor

Entrance Hallway

Lounge

Sitting Room

Modern Kitchen

### First Floor

Bedroom One

Bedroom Two

Family Bathroom

Loft

Loft Conversion

### Further Information

#### Further Information

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

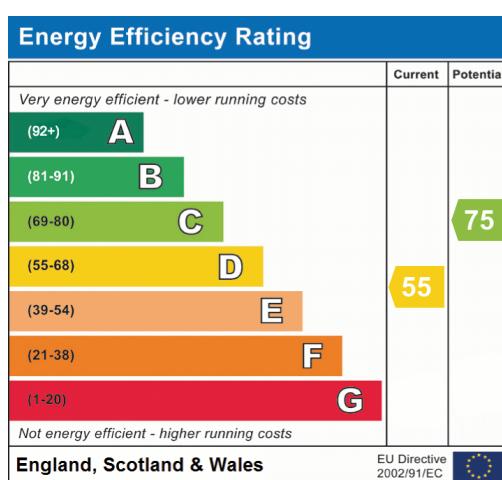
The annual ground rent is £1.05.

The loft conversion has not been done to building regulations and so hence, the property only being marketed as a two bedroom.

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

The property is located in an area where the risk of flooding is assessed as low, and the long term risk is assessed as medium.





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