

£89,995 Leasehold



36 Bar Street, Burnley, Lancashire BB10  
3BA



## PROPERTY DESCRIPTION

!! The perfect first home !! This beautifully presented mid terrace home, is offered for sale with vacant possession, and is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: one welcoming reception room, a modern dining kitchen, two generous double bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - C. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- The perfect first home
- Beautifully presented throughout
- Popular central location
- One welcoming reception room
- Modern fitted dining kitchen
- Two generous double bedrooms
- Modern three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - C
- Council Tax - Band A
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room  
3.6m x 4.3m (11' 10" x 14' 1")

Dining Kitchen  
4.3m x 3.9m (14' 1" x 12' 10")

First Floor

Bedroom One  
3.9m x 3.6m (12' 10" x 11' 10")

Bedroom Two  
3.9m x 3.5m (12' 10" x 11' 6")

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 coverage is offered by a number of companies and ultrafast is available.  
EPC - C  
Council Tax - Band A

