



6 Irene Street, Burnley, Lancashire BB10
4DJ



PROPERTY DESCRIPTION

!! The perfect family home !! This sizeable three bedroom semi detached home is found just off the ever popular Lyndhurst Road and is sure to catch the eye of anyone looking for their first property. The well presented accommodation comprises of: one welcoming reception room, a large dining kitchen, three double bedrooms to the first floor and a modern three piece shower room. Off road parking can be found at the rear of the property in the form of a driveway, and leads to an integral garage. The property is warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed window throughout. EPC -D. Early viewing is considered a must!

FEATURES

- The perfect family home
- Ideal for anyone looking for their first property
- Popular location
- Well presented, sizeable accommodation on offer
- One generous reception room
- Large dining kitchen
- Three double bedrooms to the first floor
- Modern three piece shower room
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Driveway to the rear providing off road parking
- Integral garage
- EPC - D
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

15' 09" x 11' 09" (4.80m x 3.58m)

Dining Kitchen

12' 09" x 11' 10" (3.89m x 3.61m)

First Floor

Bedroom One

12' 08" x 11' 10" (3.86m x 3.61m)

Bedroom Two

16' 08" x 7' 04" (5.08m x 2.24m)

Bedroom Three

16' 07" x 8' 05" (5.05m x 2.57m)

Shower Room

Outside

Yard

Parking

Driveway to the rear providing off road parking and leading to an integrated garage.

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 £5.

There are no noted restrictive covenants on the title.

According to ofcom, broadband and mobile coverage is offered by a number of providers, and ultrafast is available.

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

The council tax is Band A.

