

£165,000 Leasehold



97 Reynolds Street, Burnley, Lancashire  
BB11 2NL



## PROPERTY DESCRIPTION

!! The perfect family home !! Located just off the popular Glen View Road, this three bedroom semi detached home boasts a block paved driveway and beautifully maintained gardens. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen, three well proportioned first floor bedrooms, and a modern three piece shower room. The property is warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed throughout. Adjoining the property is a garage that is currently used as additional storage, with the rear of it having plumbing for appliances. EV charging point. Council Tax - Band B. EPC - C. Early viewing is considered a must!

## FEATURES

- The perfect family home
- Located just off the popular Glen View Road
- Well presented accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Three first floor bedrooms - two being comfortable doubles
- Modern three piece shower room
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Ample off road parking with a block paved driveway to the front
- Garage providing ample off road parking and being plumbed for appliances
- Beautifully maintained gardens to the rear
- EV Charging Point
- Council Tax - Band C
- Early viewing is considered a must!







ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Dining Room

Modern Fitted Kitchen

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Outside

Garden

Further Information

Further Information

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

The annual ground is £5.

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

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.

EPC - C

Council Tax - Band B

