



Falcon & Foxglove

10 Lyndhurst Road, Burnley BB10 4EG



For sale with a tenant in situ is the two bedroom terrace in the popular Brunshaw area of town. The property consists of a spacious lounge, dining room, kitchen, two bedrooms and a bathroom. It also benefits from double glazing, gas central heating, garden forecourt and a rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Tenants In Situ £4560 P.A.
- Two Bedrooms
- Spacious Lounge
- Dining Room
- Extended Kitchen
- Gas Central Heating
- Double Glazing
- Council Tax Band A
- Leasehold (880+ Years)
- EPC Rating E

£79,950



Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Entrance Vestibule

Lounge

4.25m x 4.05m (13ft 11" x 13ft 4")

Double glazed window to the rear of the property

Carpeted flooring

Gas fire

Central heating radiator



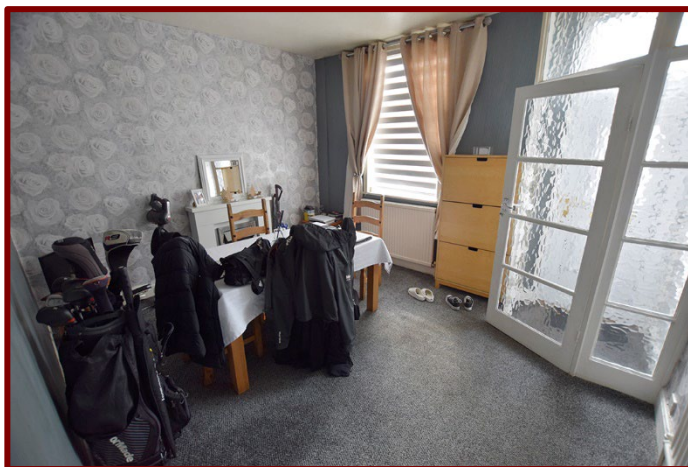
Dining Room

4.07m x 3.42m (13ft 4" x 11ft 2")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Kitchen

2.28m x 1.88m (7ft 5" x 6ft 2")

Double glazed window to the side of the property

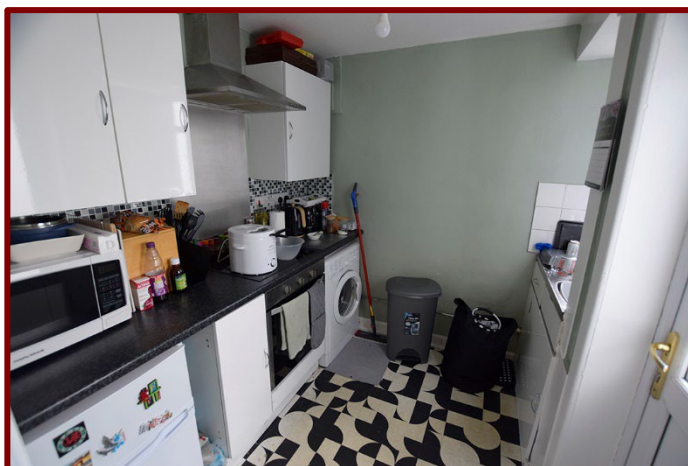
Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Integrated electric oven and hob

Plumbing for automatic washing machine



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Landing

Bedroom One

4.08m x 3.40m (13ft 4" x 11ft 2")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Built in wardrobes

Bedroom Two

4.08m x 2.70m (13ft 4" x 8ft 10")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Built in wardrobes

Bathroom

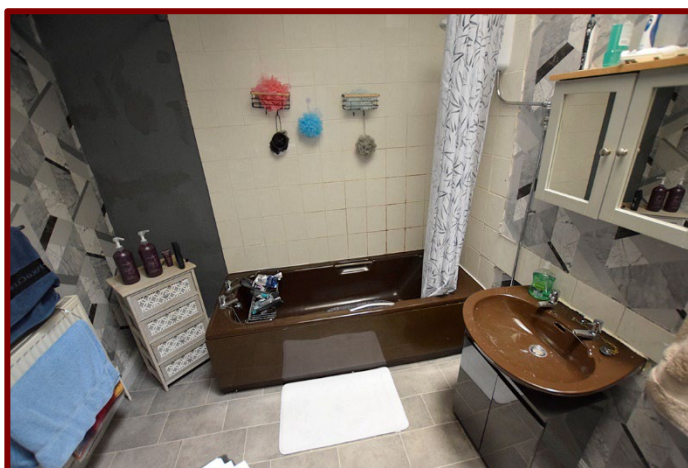
2.32m x 2.19m (7ft 7" x 7ft 2")

Panelled bath with electric shower over

Pedestal hand wash basin and low level w.c.

Vinyl flooring

Central heating radiator



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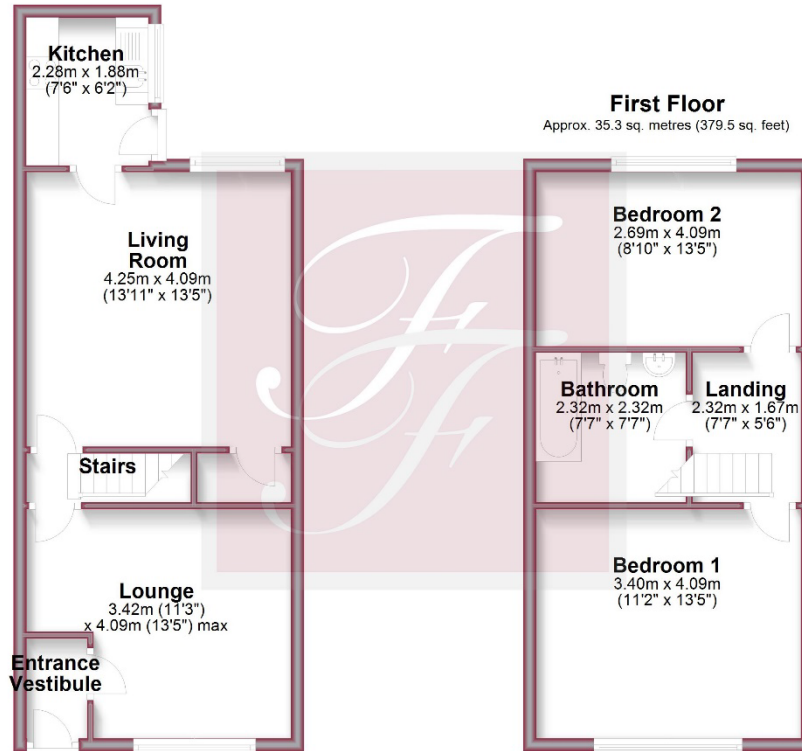
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Ground Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 75.1 sq. metres (808.2 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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