



Falcon & Foxglove

20 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.

- Tenant In Situ £4368 P.A.
- Two Bedrooms
- Spacious Lounge
- Dining Room
- Extended Kitchen & Utility
- Gas Central Heating
- Double Glazing
- EPC Rating E
- Council Tax Band A
- Leasehold (880+ Years)

£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

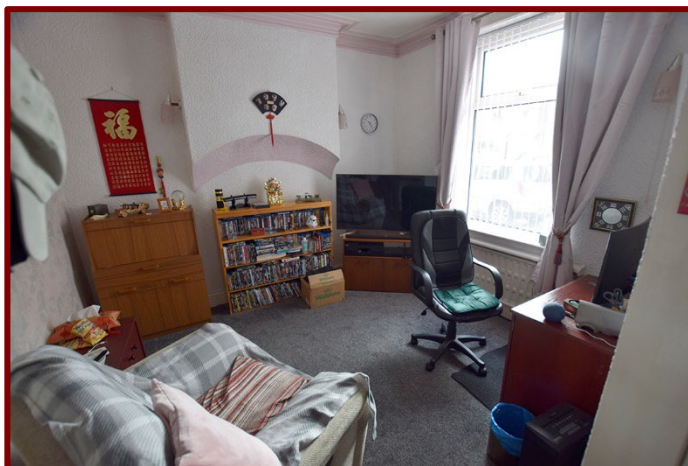
Lounge

4.06m x 3.39m (13ft 3" x 11ft 1")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Living Room

4.22m x 4.06m (13ft 10" x 13ft 3")

Double glazed window to the rear of the property

Carpeted flooring

Gas fire

Central heating radiator



Kitchen

2.42m x 1.89m (7ft 11" x 6ft 2")

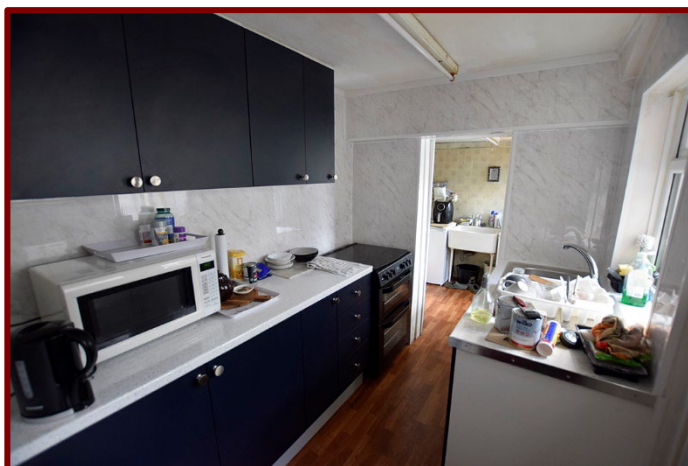
Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Electric cooker



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Utility Room
2.24m x 1.98m (7ft 4" x 6ft 5")

Two double glazed windows to the side of the property

Belfast sink unit

Vinyl flooring

Plumbing for automatic washing machine



Landing

Bedroom One
4.05m x 3.41m (13ft 3" x 11ft 2")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Built in wardrobes



Bedroom Two
4.05m x 3.39m (13ft 3" x 11ft 1")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Built in wardrobes



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



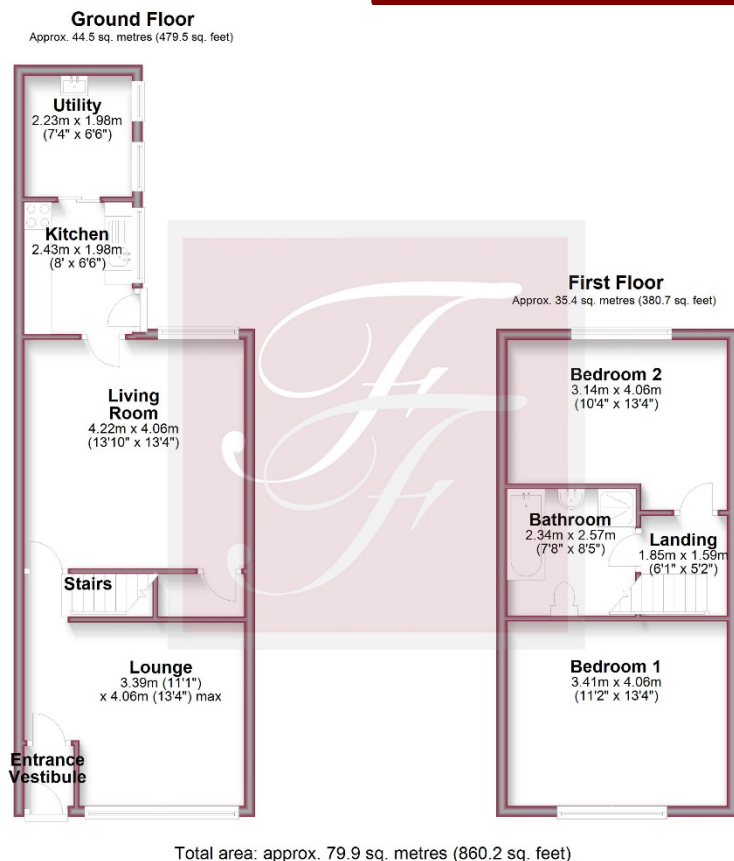
Bathroom
2.57m x 2.34m (8ft 5" x 7ft 8")

Panelled bath

Shower cubicle with electric shower over

Vinyl flooring

Pedestal hand wash basin and low level w.c.



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

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

IMPORTANT NOTICE:

Falcon and Foxglove Estate Agents Limited, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do NOT form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Falcon and Foxglove Estate Agents Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk

