



Falcon & Foxglove

24 Lyndhurst Road, Burnley BB10 4EG



For sale with a tenant in situ is the two bedroom plus a box room terrace in the popular Brunshaw area of town. The property consists of open plan living, 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 £4920 P.A.
- Two Bedrooms
- Open Plan Living
- Extended Kitchen
- Garden Forecourt
- Gas Central Heating
- Double Glazing
- Council Tax Band A
- EPC Rating D
- 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

Open Plan Living

8.64m x 4.08m (28ft 4" x 13ft 4")

Double glazed windows to the front and rear of the property

Wood and marble fireplace with electric fire

Wall lights

Carpeted flooring

Central heating radiators



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Kitchen
4.50m x 1.93m (14ft 9" x 6ft 3")

Double glazed window to the side of the property

Vinyl flooring

Fitted wall and base units

Electric cooker

Laminate work surfaces

Stainless steel sink unit



Landing
3.29m x 1.76m (10ft 9" x 5ft 9")

Carpeted flooring

Bedroom One
4.05m x 3.15m (13ft 3" x 10ft 4")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Bedroom Two
2.94m x 1.94m (9ft 7" x 6ft 4")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Built in wardrobes



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Box Room
2.40m x 2.20m (7ft 10" x 7ft 2")

Carpeted flooring

Central heating radiator



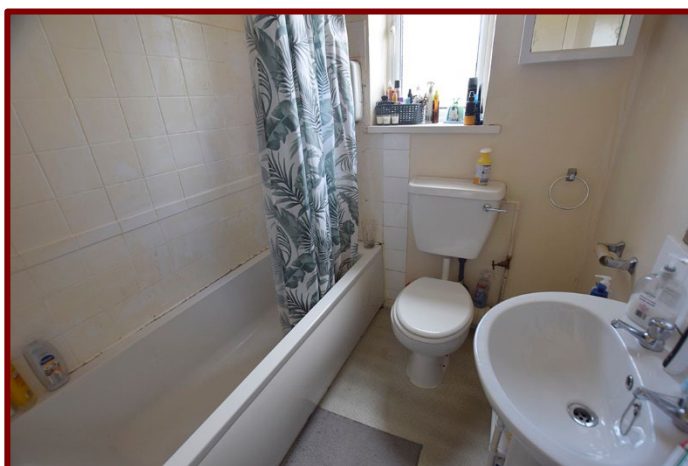
Bathroom
1.99m x 1.77m (6ft 6" x 5ft 9")

Double glazed frosted window to the rear of the property

Panelled bath with electric shower over

Vinyl flooring

Pedestal hand wash basin and low level w.c.



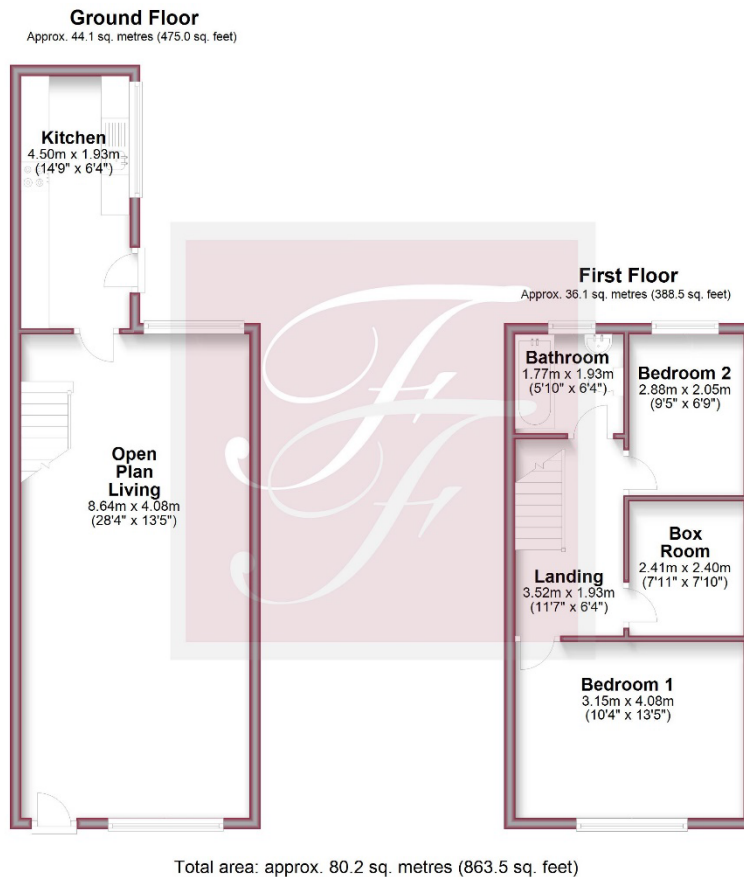
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Please note: Plans are to show room locations only and are not to scale

NOTES:

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

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