



CANALSIDE LOFTS, 2 HEALEYWOOD ROAD, BURNLEY, BB11 2HJ STARTING BID £60,000



ATTRACTIVE POSITION BY CANAL WATERSIDE / WALKING DISTANCE OF TOWN / MODERN APARTMENT WITHIN FORMER MILL / SOLD WITH LONG-TERM SITTING TENANT / Positioned beside the Leeds Liverpool Canal within this development of apartments within the former mill, ideally located within walking distance of town and affording neutral accommodation suitable for single persons and couples.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Positioned beside the Leeds Liverpool Canal and within a short walk of all the amenities of Burnley town centre. Well placed for bus routes including the X43 to Manchester, and close to access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this modern apartment within this stone-built former mill which is sold with a long-term sitting tenant. The property comprises an attractive living space with kitchenette, a bedroom and a modern bathroom.

The Accommodation Afforded is as follows:-

Attractive Living Space

With modern kitchenette area comprising stainless steel sink unit and drainer with cupboards under, matching wall and base units, co-ordinating worktops. Two windows overlooking the waterside.

Bedroom

Modern Bathroom

Three piece white suite incorporating panelled bath with shower over, pedestal wash basin and low-level WC.

Tenure : Leasehold. Length of lease 996 years with an annual ground rent of £95.

Energy Performance Certificate Rating : D

Council Tax Band : B

Approximate Square Footage : 904 SqFt / 84 SqM

Further information provided by the vendor:-

Annual Service Charge Amount: £922.00

Services :

Mains supplies of water and electricity.

Viewing :

By appointment with our Burnley office.

