



2 Outwood Road
Burnley, BB11 3EH

INGHAM & YORKE
Chartered Surveyors & Land Agents

For Sale by Private Treaty

Guide Price £115,000

- Semi-detached three bedroom property
- Spacious accommodation offering great potential
- Desirable location in walking distance to Towneley Park
- Easy access to M65 and road networks
- Potential investment opportunity
- No onward chain

 3 Bedroom

 1 Bathroom



Property Details

This spacious semi-detached three bedroom property, set back from Outwood Road, offers an exciting opportunity to renovate a property to your own personal tastes.

The ground floor offers generous living accommodation with a lounge leading on to a kitchen/dining room. The first floor consist of a large master bedroom, two further bedrooms and a family bathroom. A cellar provides the opportunity for ample storage space.

Benefitting from no onward chain this property would be of interest to potential investors and first time buyers.

Location

Located in a popular and desirable area of Burnley, this property is within easy access to the town centre by car and bus, as well as having the green space of Towneley Park just a short walk away. There are a number of local primary and secondary schools in close proximity making this property perfectly suited to a young family.

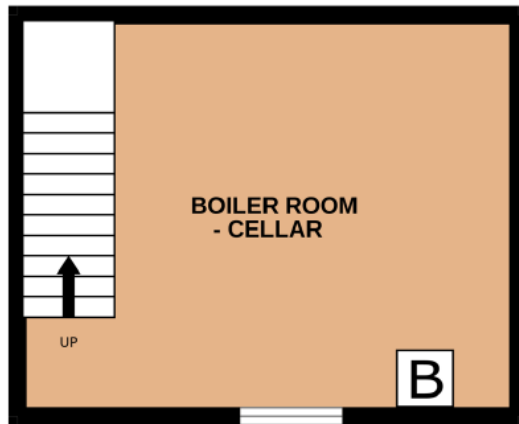
With the M65 just 10 minutes drive away this property is within commuting distance to working hubs within the North West.

- **Burnley - 1 mile**
- **Blackburn 12 miles**
- **Preston - 25 miles**
- **Manchester - 30 miles**

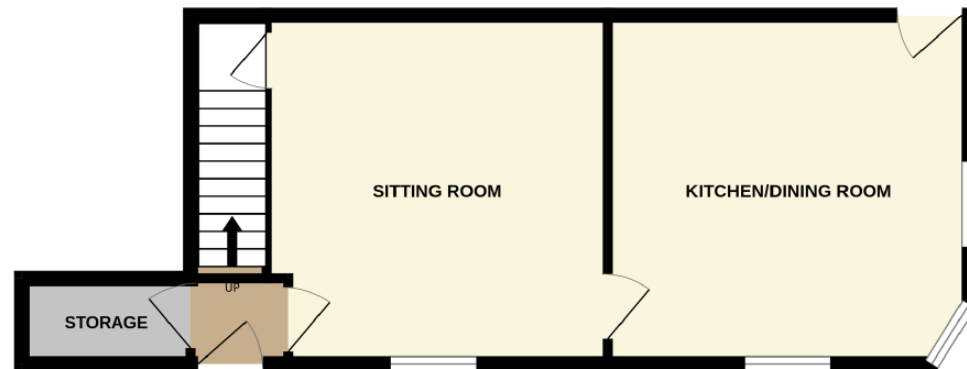


Plans for illustrative purposes only

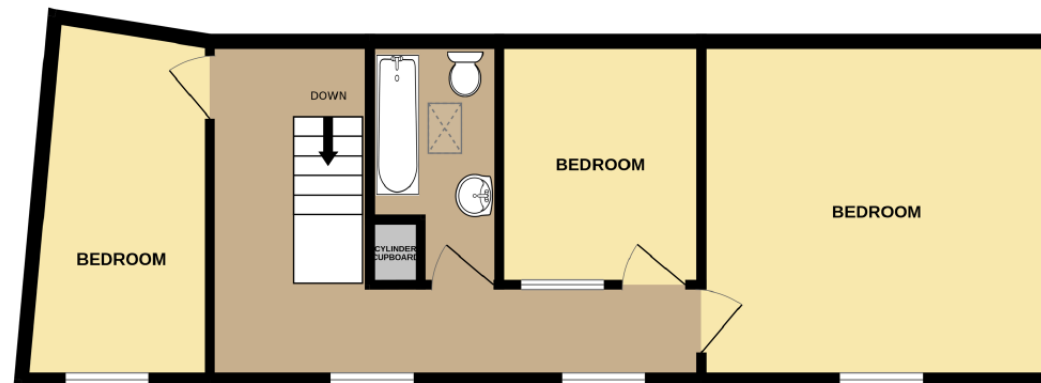
BASEMENT
207 sq.ft. (19.2 sq.m.) approx.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



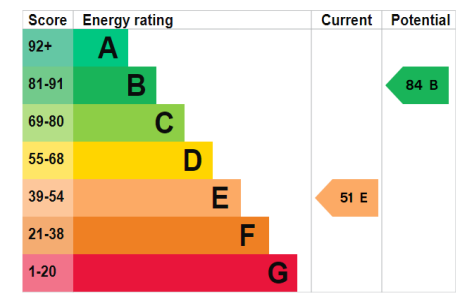
1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



Background Information

Council Tax: Band A

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.



Energy Performance Certificate: Energy rating 'E'

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Local Authority: Burnley Borough Council, Manchester Road, Burnley BB11 9SA

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the

Planning: The vendor is not aware of any planning consents to surrounding property of any impact.

Parking: On Street parking available

Services: The property benefits from mains electricity, gas, water and sewage connections. Heating is by way of a gas fired central heating system.

Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: Leasehold (please note the property includes a flying leasehold over the over the vendors retained property).

Viewings: Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to Ella Mounsey.

Subject to Contract

Photos taken October 2024

Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that:

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommend-ed to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.



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