



34 Kirkgate

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Chain Free + Vacant
- Renovation Project
- 2 Bedroom End Terraced
- Cash Buyers Only
- Burnley Wood Area
- Leasehold Tenure
- Council Tax Band A



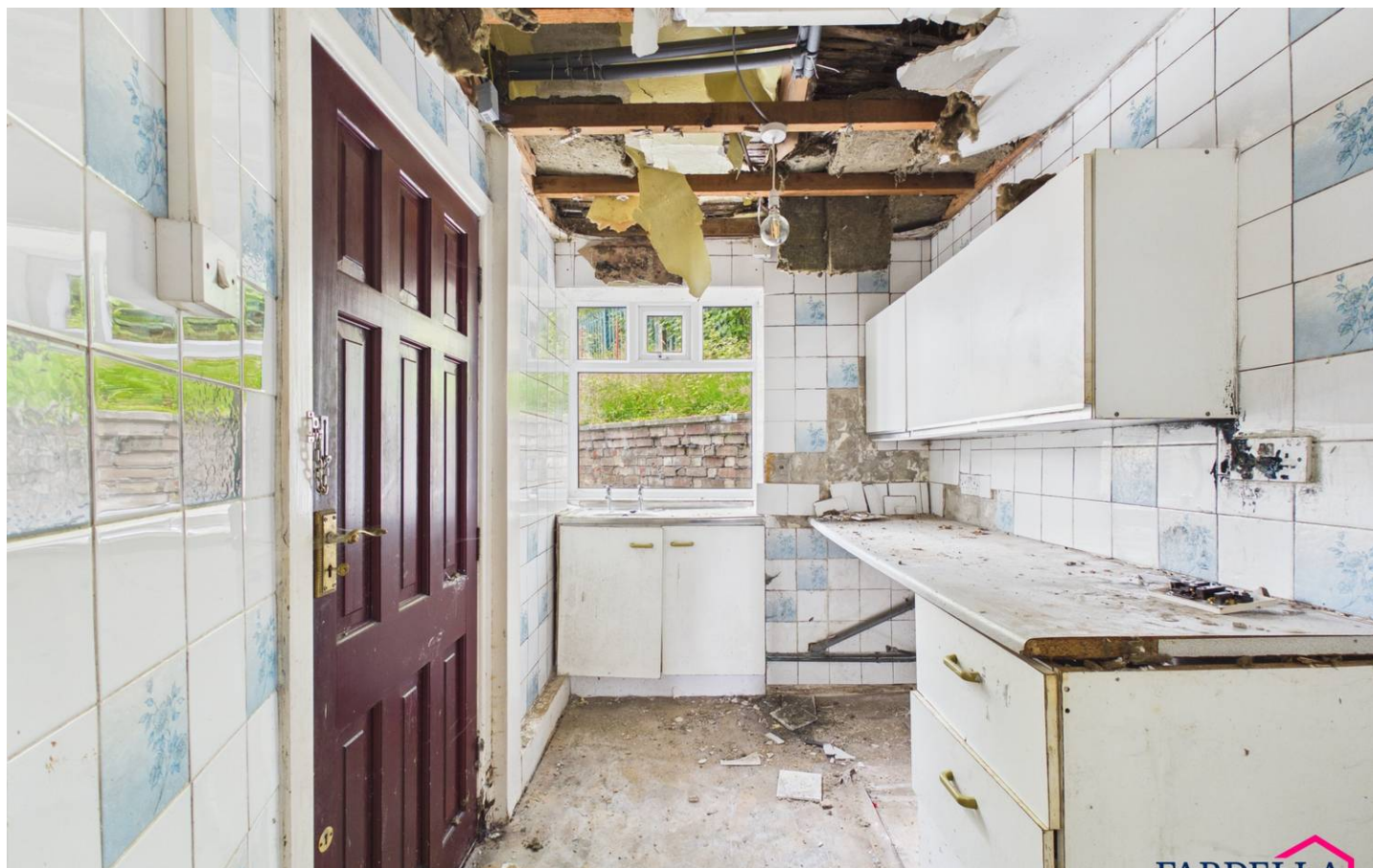
CASH BUYERS ONLY | CHAIN FREE | RENOVATION OPPORTUNITY

Calling all investors, developers and savvy buyers looking for their next project. This two-bedroom end-terraced property is offered to the market vacant and chain free, presenting an excellent opportunity to complete a full renovation and create a home tailored to your own requirements.

The ground floor provides two separate reception rooms, offering flexibility for living and dining space, together with a kitchen positioned to the rear. Upstairs, the accommodation includes two bedrooms and a family bathroom. The property also benefits from an enclosed rear yard, while its end-terrace position provides additional separation from neighbouring homes.

Located within the Burnley Wood area, the property is conveniently positioned for access into Burnley town centre and lies close to the attractive open spaces, woodland walks and gardens of Towneley Park.

Significant modernisation and repair work are required throughout, making this an ideal proposition for experienced renovators or cash investors seeking to add value. The property is leasehold, with a term of 990 years from 12 April 1888 and an annual ground rent of approximately £1.10. Council Tax Band A and EPC Rating D.





Floor 0

Approximate total area⁽¹⁾

63.3 m²

681 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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IN BURNLEY



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IN NORTH WEST
(CUMBRIA & LANCASHIRE)

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