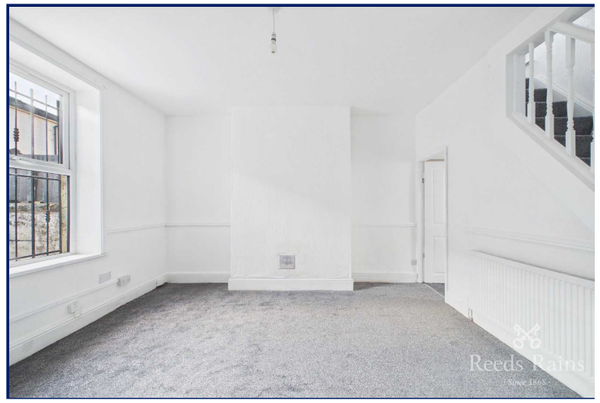
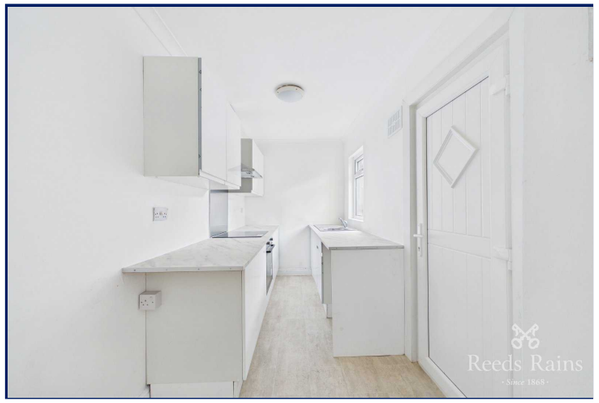
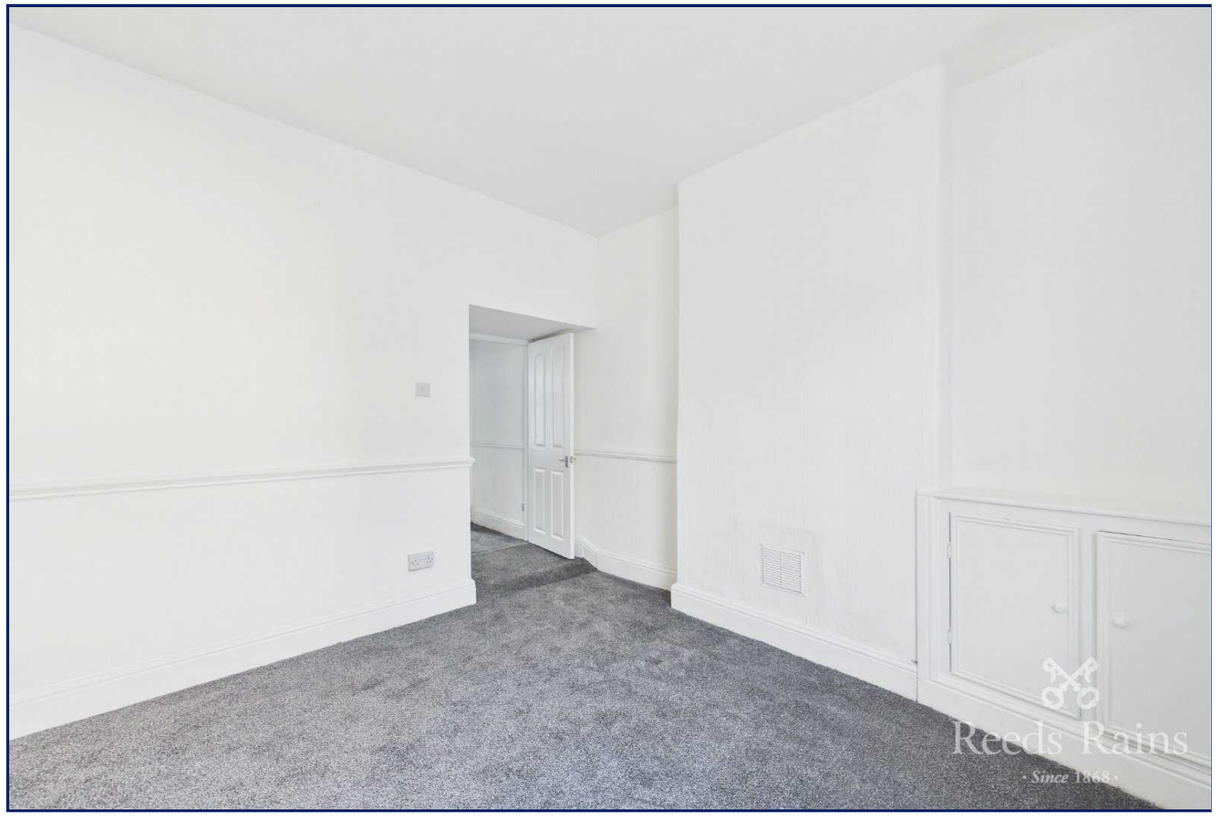
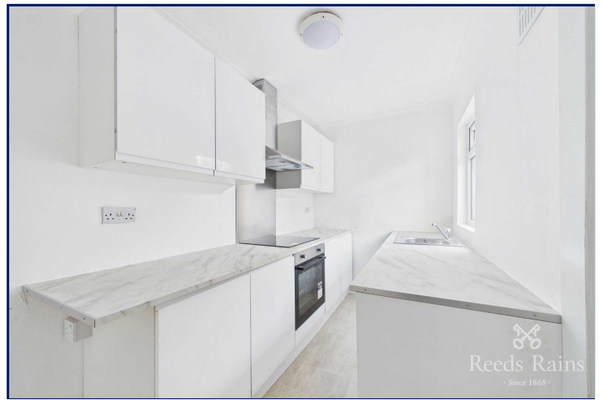
















Queensberry Road, Burnley,
Lancashire, BB11

Asking Price: £95,000
Leasehold

Reeds Rains

reedsrains.co.uk

Queensberry Road, Burnley, Lancashire, BB11

Asking Price: £95,000 Leasehold

Council Tax Band: A
EPC Rating: D

Well presented Refurbished Three-Bedroom Property – Ideal First-Time Purchase or Investment Opportunity!
We are delighted to present this refurbished three-bedroom property, offering modern, ready-to-move-into accommodation and an excellent opportunity for both first-time buyers and buy-to-let investors alike.
The property has been thoughtfully updated throughout, benefiting from a brand-new modern kitchen and bathroom, providing stylish and practical living for today's...

Lounge
10'10" x 13'7" (3.3m x 4.14m)
Upvc double glazed window to the front aspect, gas central heating radiator. under stairs storage cupboard.

Dining Room
13'1" x 13'8" (4m x 4.17m)
Stairs to first floor, gas central heating radiator, Upvc double glazed window to the rear aspect.

Kitchen
12'7" x 5'10" (3.84m x 1.78m)
Modern fitted kitchen with a range of wall and base units and contrasting work surfaces, integrated electric oven and hob with extractor hood, space for washing machine, fridge freezer, stainless steel sink and drainer with mixer tap, Upvc double glazed window, Upvc door to rear yard.

Stairs and landing
Upvc double glazed window.

Bedroom One
10'1" x 13'7" (3.07m x 4.14m)
Upvc double glazed wi
ndow, gas central heating radiator.

Bedroom Two
8'11" x 5'6" (2.72m x 1.68m)
Upvc double glazed window, gas central heating radiator.

Bedroom three
5'9" x 7'9" (1.75m x 2.36m)
Upvc double glazed window, gas central heating radiator.

Bathroom
Panelled bath with shower attachment and screen, WC, pedestal wash hand basin, gas central heating radiator, storage cupboard.

External
Enclosed gated yard to rear.

Tenure Leasehold

Council tax band A

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk