



**Lyndhurst Road
Burnley
Lancashire
BB10 4DE**

Offers in Excess of £38,000

bettermove

Lyndhurst Road Burnley

Bettermove are proud to present this 1 bedroom ground floor flat in Burnley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby available. The council tax band is A.

This is a leasehold property with 871 years remaining on the lease; there is no ground rent and there is no service charge.

The interior of this property located on the ground floor comprises a spacious living room, fitted kitchen, bathroom and double bedroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Burnley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Burnley Central Train Station, the M65 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 35.2 sq.m. (379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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