



## FEATURES

- For Sale by Private Treaty
- End of terrace property
- Long leasehold - 999 years
- Currently occupied
- Tenant not paying rent
- Asking price: £100,000
- To be sold with tenant in situ
- Unrestricted on street parking to front
- Outside space to the front of the property
- Rear garden with vehicular access

Asking Price: £100,000

### End Terrace House

175 Barden Lane  
Burnley  
BB10 1HY

### OVERVIEW

Offered for sale by private treaty, an end of terrace property. The accommodation is arranged over ground and first floors.

Externally, there is a small area of outside space to the front of the property and a rear garden with vehicular access to the right hand side. There is gated side access into the rear garden.

The property is situated on the east side of Barden Lane, which runs south into the A682, one of the main routes into Burnley town centre. In the other direction Barden Lane runs north into Greenhead Lane, which passes over the M65 motorway.

Burnley town centre is approximately 1.5 miles to the southwest of the property. Within 1/2 mile of the property there is a local convenience store trading as 'Premier Top Shop' and Barden Primary School.

## For Sale by Private Treaty

### Floor Area

Total approx. floor area: 109 m<sup>2</sup> / 1,173 ft<sup>2</sup> (taken from EPC)

### Council Tax

The property is rated within council tax band A.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificates/8594-7429-3699-0038-7926>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Long leasehold - 999 years from 10th September 1908

### Rent

We have been advised that the tenant is not paying rent and neither are they contactable by the vendor.

### Viewings

Internal viewings are not available for this property, external viewings only.

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