



### 3 bed terraced house to buy in

Chingford Bank, Burnley, Lancashire,  
BB10 2RN

**£90,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three bedroom home offering excellent potential
- ✓ Comfortable lounge providing the main living space
- ✓ Modern fitted kitchen area
- ✓ Generous rear garden with development potential
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Positioned within an established residential setting, 2 Chingford Bank is a home that offers clear potential from the moment you arrive. The property already provides a comfortable footprint, while the scope to modernise and reshape the interiors creates an opportunity for buyers looking to add value over time. Sensibly priced to reflect the work required, it represents a straightforward and appealing project for those with an eye for possibility.

The ground floor centres around a bright lounge that flows naturally into a conservatory overlooking the garden. This additional space brings in plenty of natural light and creates a relaxed connection between the interior and outdoors. Alongside this, the modern kitchen provides a practical base that already works well for day to day living while leaving room for future enhancement.

Upstairs the layout remains simple and well balanced, with three good sized bedrooms and a family bathroom. The proportions of the rooms offer flexibility for a young family, first time buyers looking for space to grow into, or investors seeking a property with strong long term potential.

Outside, the garden is one of the home's most promising features. Generous in size and full of opportunity, it offers plenty of space for landscaping, extensions or simply creating a more private outdoor retreat. With the price already reflecting the level of modernisation required, the property presents itself as a sensible investment as well as a chance to create a home that feels entirely your own.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 63                      | 66        |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

Chingford Bank, Burnley, Lancashire, BB10 2RN

Contact your local branch today for more information on this property:

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