



## Healey Wood Road, Burnley, BB11 2LP

### Offers Over £70,000


#### TWO-BEDROOM TERRACE IN BURNLEY

Nestled on Healey Wood Road in the charming town of Burnley, this delightful house offers a perfect blend of comfort and functionality. With two generous reception rooms, this property provides ample space for both relaxation and entertaining. The inviting kitchen dining area is complemented by an adjoining utility room, making daily chores a breeze and providing additional storage.

The house features two well-proportioned double bedrooms, ensuring that there is plenty of room for rest and privacy. The well-appointed bathroom adds to the overall appeal, providing a serene space for unwinding after a long day.

This property is ideal for those seeking a cosy home in a friendly neighbourhood, with easy access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this house on Healey Wood Road is a wonderful opportunity not to be missed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 2  1  2  D

- Tenure Freehold
  - On Street Parking
  - Ideal Investment Opportunity
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Two Generously Sized Bedrooms
  - Viewing Essential
- EPC Rating D
  - Blank Canvas And Bursting With Potentila
  - Enclosed Rear yard Space

Ground Floor

Reception Room  
14'1 x 10'4 (4.29m x 3.15m)

Kitchen  
14'1 x 12'8 (4.29m x 3.86m)

Utility  
6'6 x 6'1 (1.98m x 1.85m)

First Floor

Landing  
5'5 x 4'11 (1.65m x 1.50m)

Bedroom One  
13'11 x 8'6 (4.24m x 2.59m)

Bedroom Two  
13'2 x 8'4 (4.01m x 2.54m)

Bathroom  
8'3 x 8'2 (2.51m x 2.49m)

External

Rear  
Enclosed rear yard space.

