

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC

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Foxcroft, Burnley, BB12 OEH

£160,000

AN ENVIABLE TWO BEDROOM HOME IN BURNLEY

Nestled in the charming area of Foxcroft, Burnley, this delightful house presents an exceptional opportunity for first-time buyers and small families alike. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-appointed bedrooms provide a comfortable retreat, while the two bathrooms ensure convenience for all residents.

One of the standout features of this home is its stunning garden, which boasts a picturesque fish pond and a serene woodland area to the rear. This outdoor space is perfect for enjoying the beauty of nature, hosting gatherings, or simply unwinding after a long day. The garden is well maintained, reflecting the care and attention that has been given to the property.

This house is not only well maintained but also exudes a warm and welcoming atmosphere, making it an ideal choice for those looking to settle in a friendly community. With its thoughtful layout and beautiful surroundings, this property is sure to impress. Whether you are a first-time buyer or seeking a cozy home for your small family, this house in Foxcroft is a wonderful place to call home.

Foxcroft, Burnley, BB12 OEH

£160,000

2 2 2 C

- Tenure Freehold
 - Off Road Parking
 - Ideal Home For First Time Buyer
- Council Tax Band B
 - Two Generously Sized Bedrooms
 - Ample Rear Garden Space
- EPC Rating C
 - Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance Hall
6'3 x 2'11 (1.91m x 0.89m)

Reception Room
16'2 x 12'3 (4.93m x 3.73m)

Kitchen
8'8 x 5'6 (2.64m x 1.68m)

Conservatory
12'8 x 9'11 (3.86m x 3.02m)

First Floor

Landing
6'6 x 6'5 (1.98m x 1.96m)

Bedroom One
12'4 x 9'3 (3.76m x 2.82m)

Bedroom Two
12'3 x 9'5 (3.73m x 2.87m)

External

Garage
17'1 x 8'4 (5.21m x 2.54m)

Rear
Enclosed paved garden, decking, stone chippings and bedding areas.

Front
Drive, paving , bedding areas and shrubbery.

