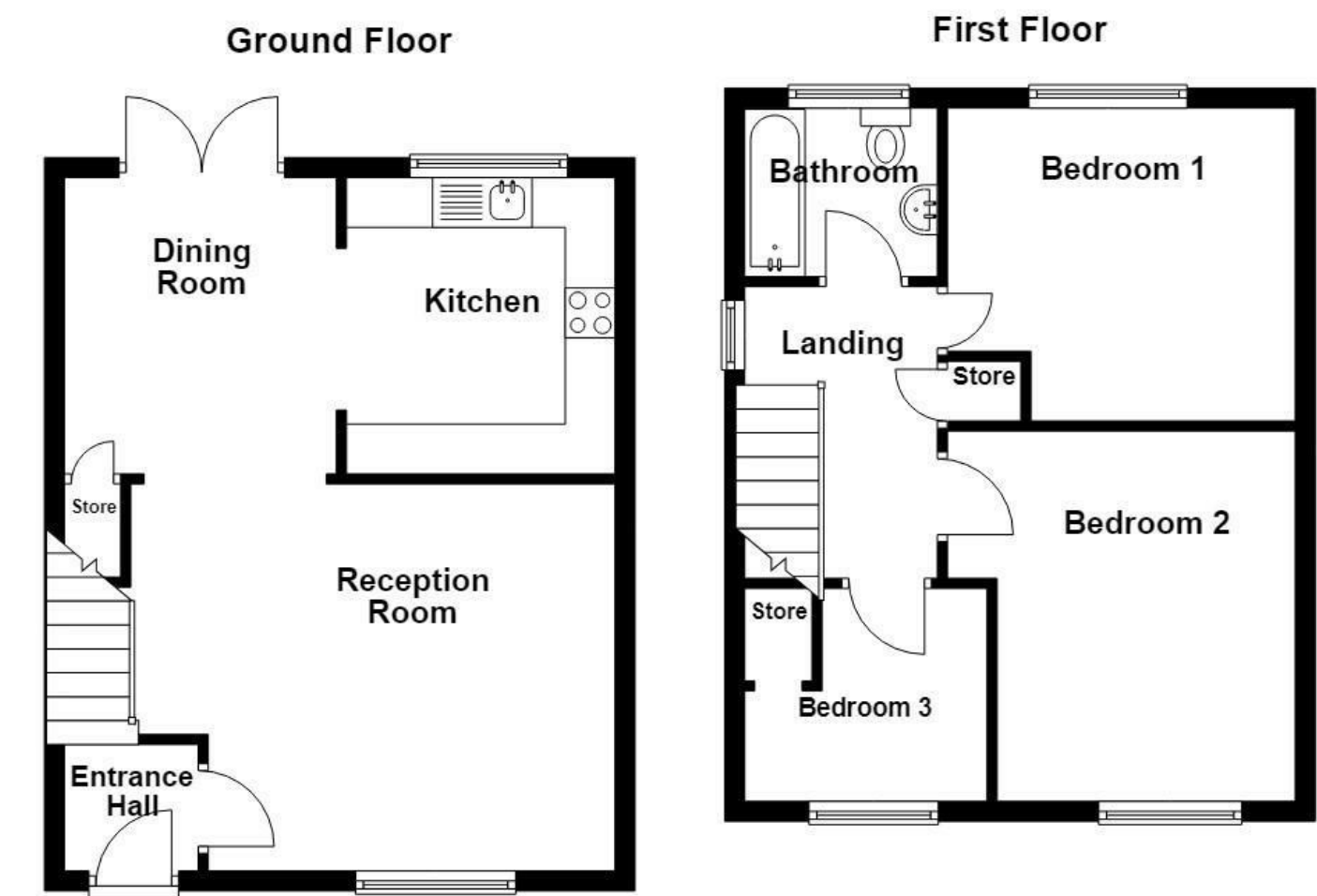




Oporto Close, Burnley, BB11 4SF

Offers Over £180,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY

Located on Oporto Close, Burnley, this delightful three-bedroom semi-detached house presents an excellent opportunity for both investors and families alike. The property boasts a bright and airy lounge, perfect for relaxation and entertaining guests. The open-plan kitchen and dining room create a welcoming space for family meals and gatherings, ensuring that the heart of the home is both functional and inviting.

One of the standout features of this property is the large rear garden, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. The driveway provides convenient off-street parking, adding to the practicality of this lovely home.

The modern bathroom is designed with contemporary fittings, ensuring comfort and style for everyday living. This property is sold with a tenant in situ, making it an ideal investment opportunity for those looking to expand their portfolio or enter the rental market.

With its appealing features and prime location, this semi-detached house in Burnley is a fantastic choice for anyone seeking a blend of comfort, convenience, and potential for growth. Don't miss the chance to make this property your own or to add a valuable asset to your investment collection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi Detached Property
- Three Piece Bathroom
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Neutral Finish
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall
4'5 x 4'2 (1.35m x 1.27m)

Reception Room
13'5 x 12'9 (4.09m x 3.89m)

Dining Room
9'9 x 8'2 (2.97m x 2.49m)

Kitchen
9'9 x 7'3 (2.97m x 2.21m)

First Floor

Landing
8'8 x 5'10 (2.64m x 1.78m)

Bedroom One
10'2 x 9'10 (3.10m x 3.00m)

Bedroom Two
12'10 x 9'1 (3.91m x 2.77m)

Bedroom Three
8'10 x 7'1 (2.69m x 2.16m)

Bathroom
6'6 x 6'4 (1.98m x 1.93m)



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