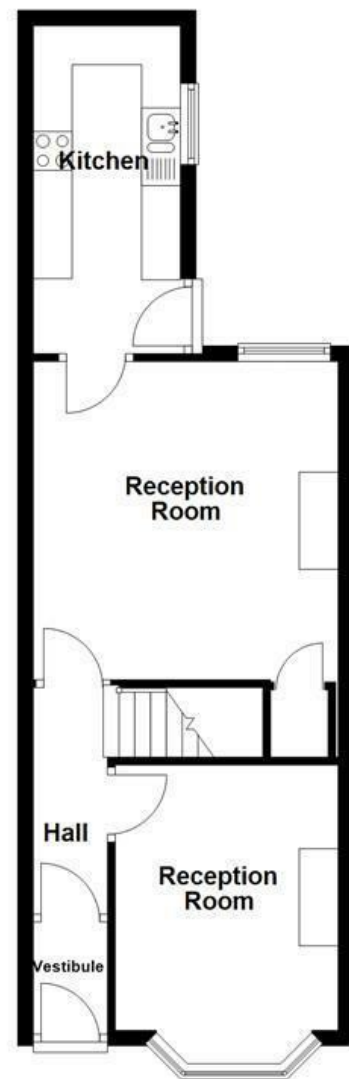


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.

Hollingreave Road, Burnley, BB11 2HZ

£85,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

Located on Hollingreave Road in the vibrant town of Burnley, this charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The contemporary kitchen is well-equipped, making it a delightful space for culinary enthusiasts to create and enjoy meals.

The family bathroom is conveniently located, ensuring comfort and practicality for everyday living. Outside, the rear yard offers a private area for outdoor activities or simply enjoying the fresh air.

This home is ideally situated close to the town centre, providing easy access to a variety of shops, cafes, and local amenities. Additionally, the property benefits from excellent motorway links, making commuting a breeze.

Offered for sale with no chain, this property is ready for you to move in and make it your own. Whether you are looking to start your journey on the property ladder or seeking a comfortable home in a great location, this mid-terrace house is not to be missed.

Some photos have been virtually staged to help you envision your dream home!

Hollingreave Road, Burnley, BB11 2HZ

£85,000

 **2**  **1**  **2**  **E**

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: E
- Two Double Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4'7 x 3'2 (1.40m x 0.97m)
Composite frosted entrance door, coving, dado rail and door to hall.

Hall
9'7 x 3'2 (2.92m x 0.97m)
Coving, dado rail, stairs to first floor and doors to two reception rooms.

Reception Room One
11'2 x 9'5 (3.40m x 2.87m)
UPVC double glazed bay window, central heating radiator, coving, ceiling rose, picture rail and meter cupboard.

Reception Room Two
13'5 x 13'1 (4.09m x 3.99m)
UPVC double glazed window, central heating radiator, coving, picture rail, dado rail, under stairs storage and door to kitchen.

Kitchen
13'10 x 6'3 (4.22m x 1.91m)
UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, one and half bowl ceramic sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, extractor fan, part tiled elevation, wood effect flooring and UPVC door to rear.

First Floor

Landing
5'4 x 5'3 (1.63m x 1.60m)
Ceiling rose, stairs and door to bathroom and doors to two bedrooms.

Bedroom One
13'3 x 11'2 (4.04m x 3.40m)
UPVC double glazed window, central heating radiator and dado rail.

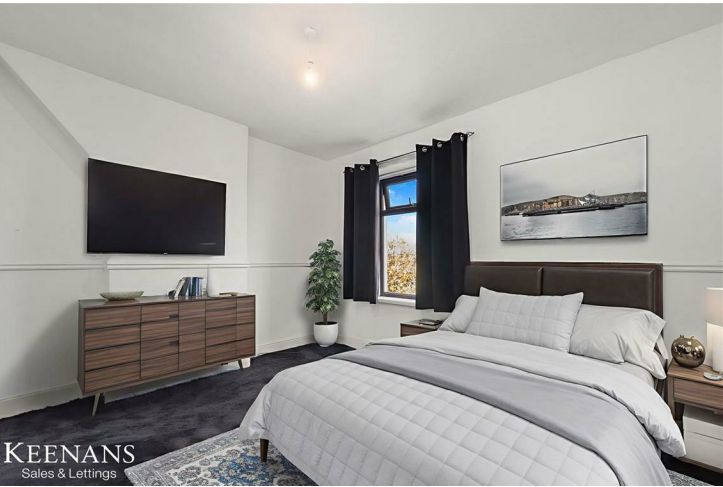
Bedroom Two
13'1 x 10'10 (3.99m x 3.30m)
UPVC double glazed window, central heating radiator and storage.

Bathroom
7'11 x 7'6 (2.41m x 2.29m)
Hardwood frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan, over stairs storage, wood clad ceiling, tiled elevation and wood effect flooring.

External

Front
Elevated paved courtyard.

Rear
Enclosed paved yard.



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