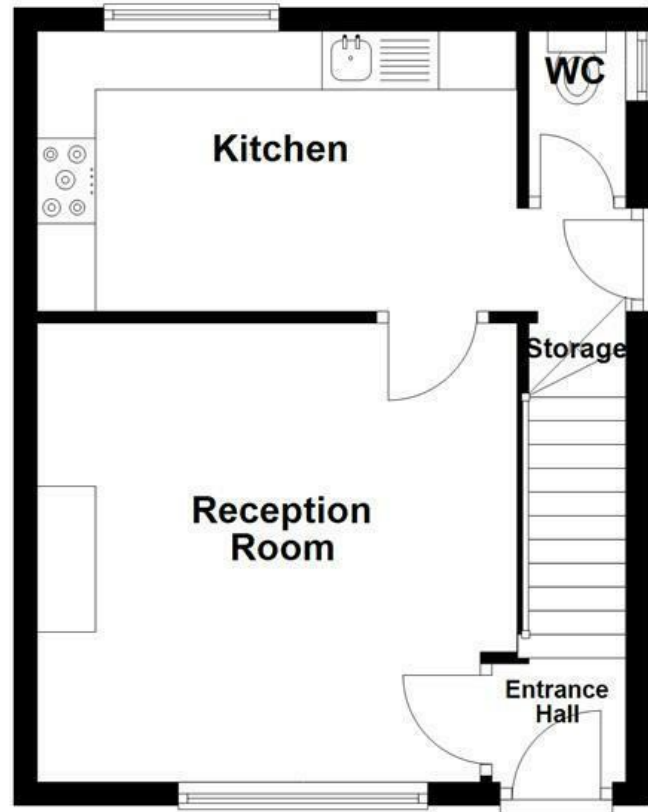
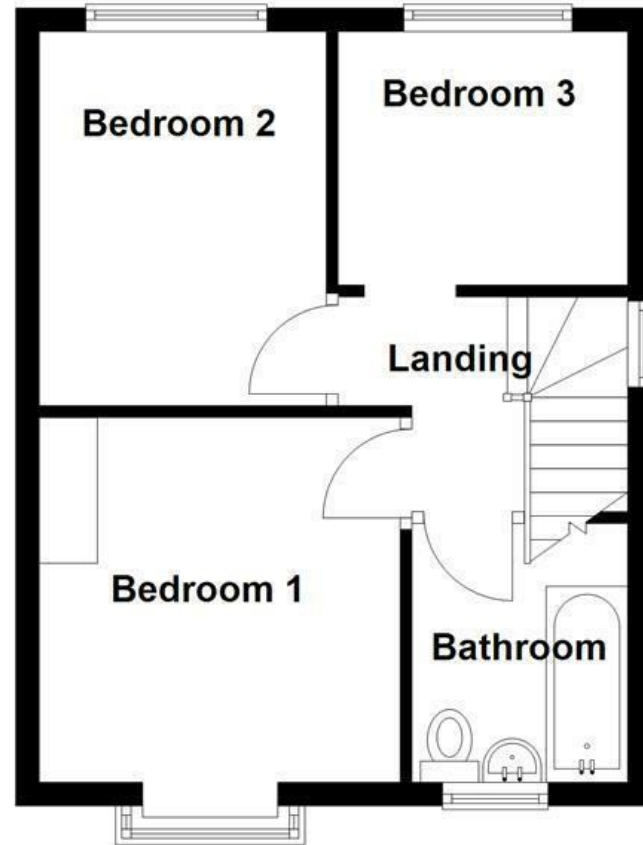



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hodder Street, Burnley, BB10 2QD

£150,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to Hodder Street in the charming town of Burnley, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious living area that provides an inviting atmosphere for both relaxation and entertaining. The contemporary kitchen is well-equipped, making it an ideal space for culinary enthusiasts to create delicious meals.

The property boasts three generously sized bedrooms, ensuring ample space for family members or guests. The family bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, the convenience of a downstairs WC adds to the practicality of this lovely home.

One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or summer barbecues. The driveway provides off-road parking, adding to the convenience of this well-appointed residence.

This home is perfect for families seeking a comfortable and spacious environment in a friendly neighbourhood. With its modern amenities and generous living spaces, this property is sure to appeal to those looking for a place to call home in Burnley.

Hodder Street, Burnley, BB10 2QD

£150,000

 3  1  1  D

- Exceptional Semi Detached Property
- Three Well Proportioned Bedrooms
- Spacious Living Area
- Three Piece Bathroom Suite
- Downstairs WC
- Generous Rear Garden
- Driveway For Off Road Parking
- Tenure Freehold
- Council Tax Band A
- EPC Rating D

Ground Floor

Entrance Hall

3'9 x 3'4 (1.14m x 1.02m)

Reception Room

13'6 x 12'11 (4.11m x 3.94m)

Kitchen

16'7 x 7'9 (5.05m x 2.36m)

WC

4'4 x 2'9 (1.32m x 0.84m)

First Floor

Landing

8'2 x 5'9 (2.49m x 1.75m)

Bedroom One

10'3 x 10'2 (3.12m x 3.10m)

Bedroom Two

11' x 7'11 (3.35m x 2.41m)

Bedroom Three

7'10 x 7'10 (2.39m x 2.39m)

Bathroom

7'4 x 6'3 (2.24m x 1.91m)

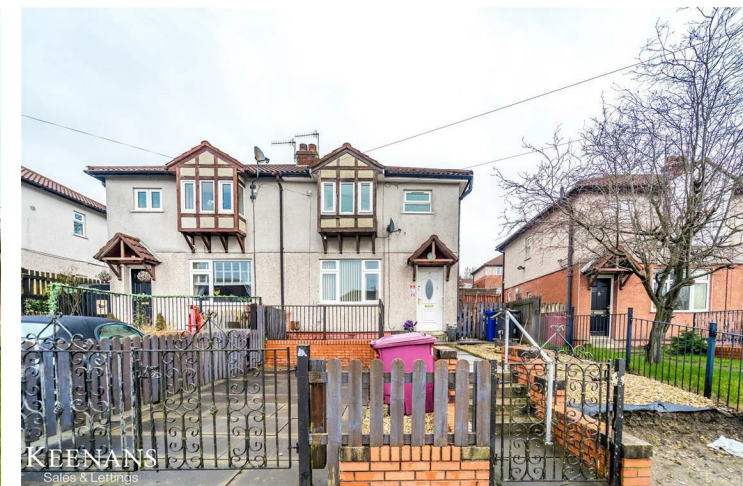
External

Rear

Elevated laid to lawn garden with timber shed and storage.

Front

Gated drive for off road parking, steps leading to front entrance door and gravel chippings.



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