



Healey Wood Road, Burnley, BB11 2LP

Offers Over £65,000

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) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

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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 Potential
- 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)

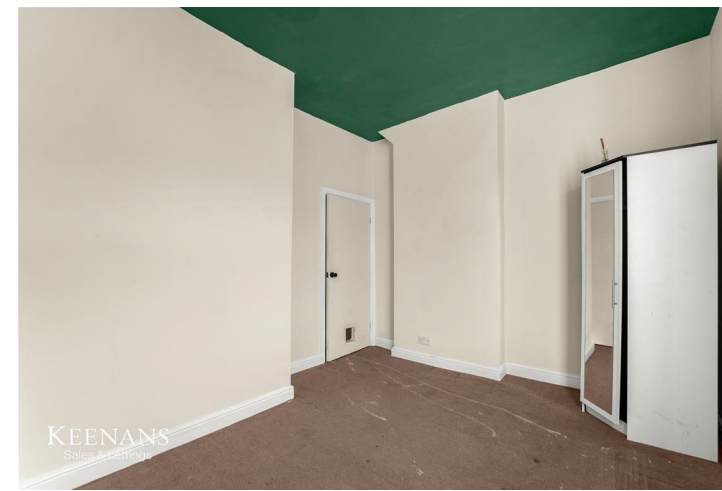
Bathroom

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

External

Rear

Enclosed rear yard space.



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