



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 28 | |
| (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.

Hollingreave Road, Burnley, BB11 2HU

£65,000

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Hollingreave Road in Burnley, this charming two-bedroom house presents an excellent opportunity for both investors and first-time buyers. The property boasts a spacious lounge that seamlessly integrates with a well-appointed kitchen, creating an inviting space for family gatherings and entertaining guests.

The two generously sized bedrooms offer ample room for relaxation and personalisation, while the family bathroom is conveniently located to serve the needs of the household. Outside, the rear yard provides a private outdoor space, perfect for enjoying the fresh air or cultivating a small garden.

This home is bursting with potential, making it an ideal canvas for those looking to add their personal touch. With its practical layout and desirable location, this property is not to be missed. Whether you are looking to invest or seeking your first home, this house on Hollingreave Road is ready to welcome you.

Hollingreave Road, Burnley, BB11 2HU

£65,000



- Spacious Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating F
- Two Bedrooms
- Immaculate Presentation
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'9 x 3'7 (1.14m x 1.09m)

Reception Room

17'0 x 12'7 (5.18m x 3.84m)

Kitchen

12'7 x 10'5 (3.84m x 3.18m)

First Floor

Landing

8'7 x 6'1 (2.62m x 1.85m)

Bedroom One

13'11 x 12'6 (4.24m x 3.81m)

Bedroom Two

9'10 x 7'4 (3.00m x 2.24m)

Bathroom

6'11 x 5'1 (2.11m x 1.55m)



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