

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hufling Lane, Burnley, BB11 3QH

£100,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located on Hufling Lane in Burnley, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a contemporary open-plan living area that seamlessly combines comfort and style, making it an ideal space for both relaxation and entertaining.

With two generously sized double bedrooms, this home offers ample space for a small family or individuals seeking extra room for guests or a home office. The modern kitchen is well-equipped, providing a delightful environment for culinary enthusiasts to create their favourite meals. The family bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

This property is not only appealing for its interior but also for its potential as a sound investment. Its location in Burnley offers easy access to local amenities, schools, and transport links, making it a desirable choice for those looking to settle in a vibrant community.

In summary, this two-bedroom mid-terrace house on Hufling Lane is a fantastic opportunity that combines modern living with practicality, making it a perfect choice for first-time buyers or investors alike. Don't miss the chance to make this lovely property your new home.

Hufling Lane, Burnley, BB11 3QH

£100,000

 **2**  **1**  **1**  **C**

- Mid Terraced Property
 - Fitted Kitchen
 - Recently Renovated and Extended
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room

19'2 x 13'7 (5.84m x 4.14m)
UPVC double glazed window, central heating radiator, coving, meter cupboard, under stairs storage, wood effect flooring, stairs to first floor and open access to kitchen.

Kitchen

9'4 x 8'6 (2.84m x 2.59m)
UPVC double glazed window, spotlights, gloss wall and base units, granite effect worktops, tiled splash back, integrated electric oven, four ring induction hob, extractor hood, stainless steel sink with draining board and traditional taps, plumbing for washing machine, space for fridge freezer, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

6'1 x 2'4 (1.85m x 0.71m)
Coving, smoke alarm and doors to bedroom one, bathroom and further landing.

Bedroom One

11'5 x 9'7 (3.48m x 2.92m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'10 x 5'8 (2.69m x 1.73m)
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and direct feed shower over, extractor fan, part tile elevation and wood effect flooring.

Further Landing

6'2 x 3'3 (1.88m x 0.99m)
Central heating radiator, loft access and door to bedroom two.

Bedroom Two

9'4 x 8'6 (2.84m x 2.59m)
UPVC double glazed window, central heating radiator and loft access.

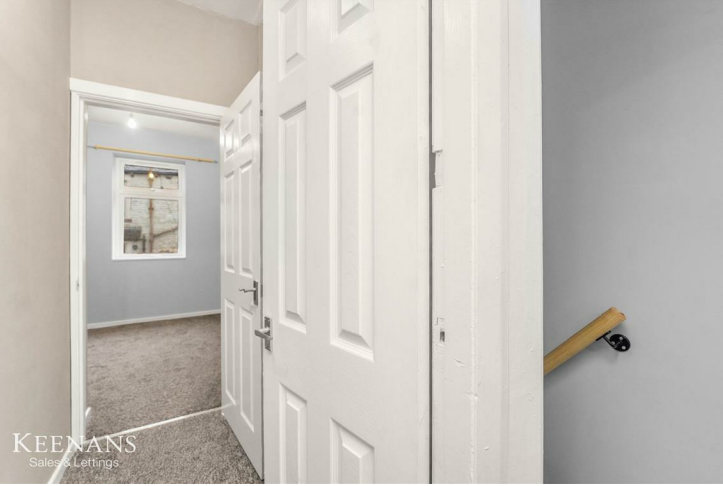
External

Front

Paving, stone chips, steps and bedding area.

Rear

Enclosed yard.



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