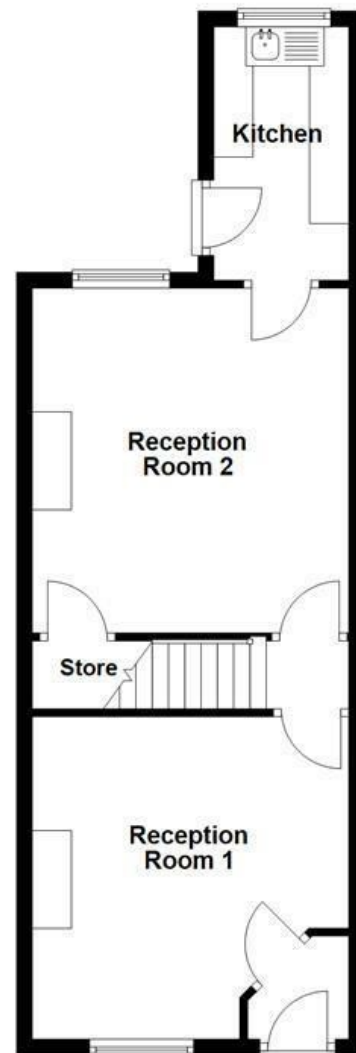


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(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.

Hollingreave Road, Burnley, BB11 2HZ

Offers Over £70,000

ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Located on Hollingreave Road in the vibrant town of Burnley, this charming three-bedroom mid-terrace house offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by two inviting reception rooms, perfect for both relaxation and entertaining guests. The spacious kitchen provides ample room for culinary creativity, making it an ideal space for family meals or gatherings.

The property boasts three well-proportioned bedrooms, ensuring plenty of space for family or guests. The bathroom is conveniently located, catering to the needs of modern living. Outside, you will find both a front and rear yard, offering a pleasant outdoor area for enjoying the fresh air or tending to a small garden.

Situated in a great location, this home is close to a variety of amenities, including shops, schools, and parks. Additionally, excellent motorway and transport links make commuting a breeze, connecting you to nearby towns and cities.

This mid-terrace house is a wonderful opportunity for those seeking a comfortable family home in a well-connected area. With its spacious layout and prime location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

Hollingreave Road, Burnley, BB11 2HZ

Offers Over £70,000

 3  1  2  C

- Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Ideal Rental Investment
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band A

Ground Floor

Front
Paved forecourt.

Entrance Vestibule

4'4 x 4'3 (1.32m x 1.30m)
UPVC double glazed frosted front door, two hardwood single glazed leaded windows and door to reception room one.

Reception Room One

13'6 x 13'3 (4.11m x 4.04m)
UPVC double glazed window, central heating radiator, meter cupboard, ceiling rose and door to inner hall.

Inner Hall

Door to reception room two and stairs to first floor.

Reception Room Two

14'5 x 13'4 (4.39m x 4.06m)
UPVC double glazed window, central heating radiator, doors to under stairs storage and kitchen.

Kitchen

10'7 x 5'8 (3.23m x 1.73m)
Hardwood single glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for oven, space for fridge freezer, wall mounted boiler, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'10 x 7'11 (2.69m x 2.41m)
Loft hatch, smoke detector, open to bedroom one, doors leading to two bedrooms and bathroom.

Bedroom One

13'3 x 11'5 (4.04m x 3.48m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

10'1 x 7'9 (3.07m x 2.36m)
UPVC double glazed window and central heating radiator.

Bedroom Three

13'4 x 5'1 (4.06m x 1.55m)
UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 7'9 (2.41m x 2.36m)
Central heating radiator, pedestal wash basin with traditional taps, dual flush WC, panel bath with mixer tap and rinse head, loft access, smoke detector, extractor fan, partially tiled elevations, over stairs storage and wood effect flooring.

External

Rear

Enclosed paved yard with gate to shared access.



Tel: 01282469023

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