



Hilton &
Horsfall

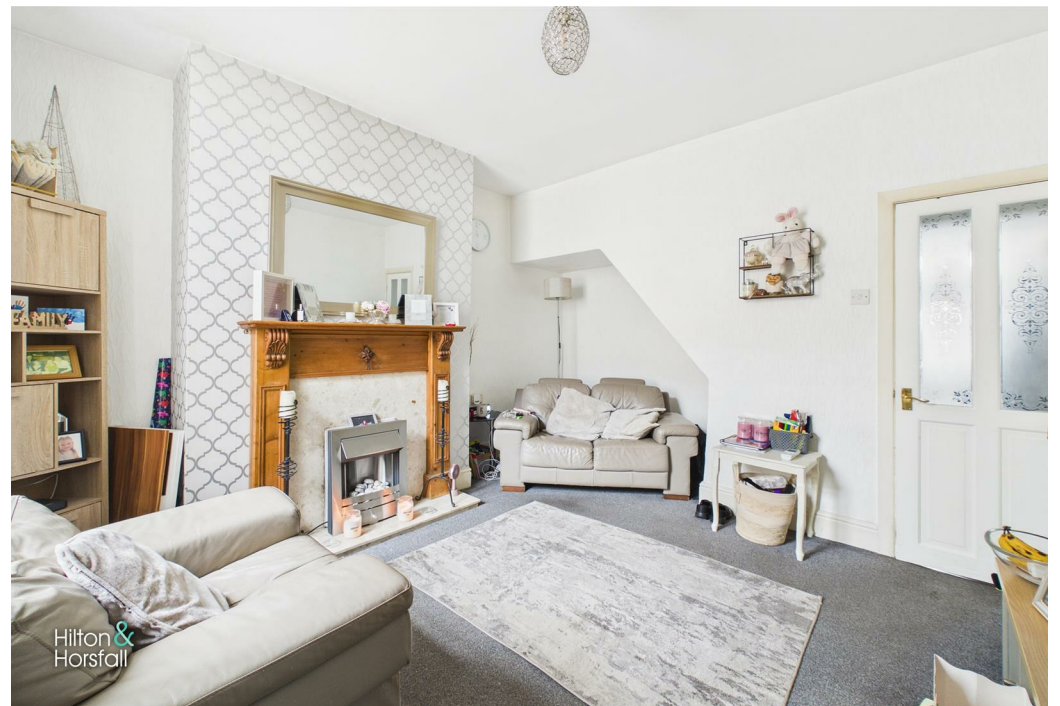
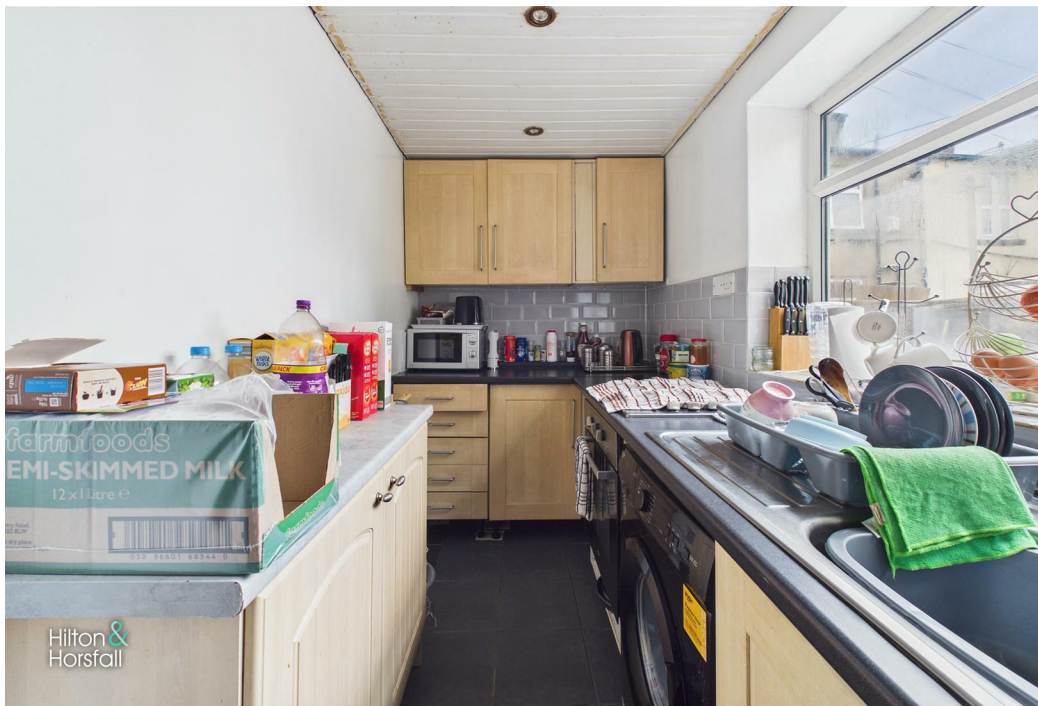
BB12 OPX

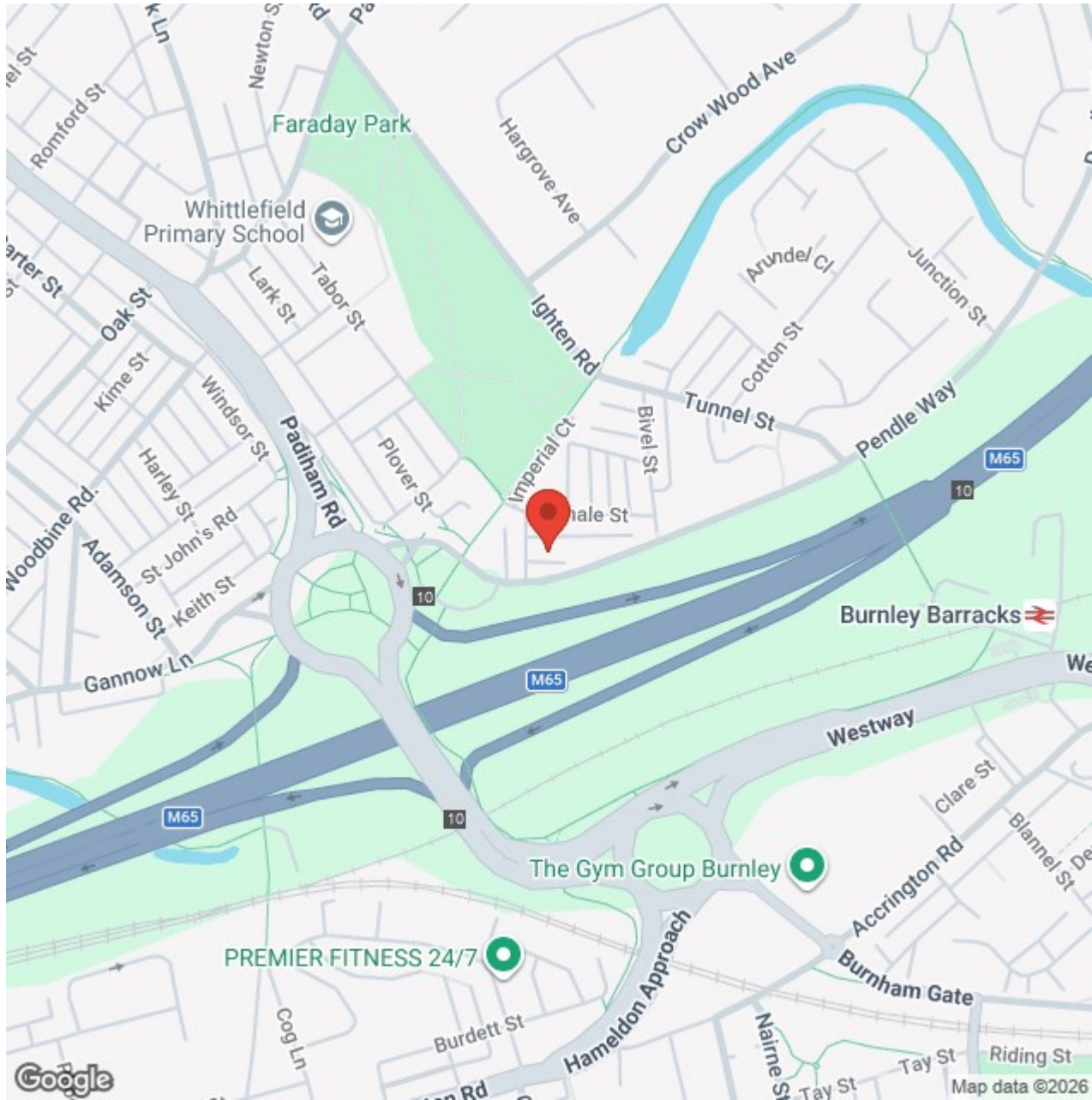
Bread Street, Burnley

Offers In The Region Of £74,950

- Two bedroom mid-terrace property
- Sitting room to the front
- Spacious living room to the rear
- Fitted kitchen with access to the rear yard
- Enclosed yard to the rear
- No onward chain

A two-bedroom mid-terrace property situated in a convenient residential area of Burnley. The property offers well-proportioned living accommodation arranged over two floors and briefly comprises an entrance hallway, a sitting room positioned to the front and a spacious living room to the rear with access to useful under-stairs storage and through to the kitchen. To the first floor are two well-proportioned bedrooms and a three-piece bathroom suite. Externally the property benefits from a rear yard and on-street parking to the front. The property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.







BB12 OPX

Lancashire

A two-bedroom mid-terrace property situated in a convenient residential area of Burnley. The property offers well-proportioned living accommodation arranged over two floors and briefly comprises an entrance hallway, a sitting room positioned to the front and a spacious living room to the rear with access to useful under-stairs storage and through to the kitchen. To the first floor are two well-proportioned bedrooms and a three-piece bathroom suite. Externally the property benefits from a rear yard and on-street parking to the front. The property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM 8'10" x 10'2" (2.71m x 3.11m)

A comfortable sitting room positioned to the front of the property having a UPVC double glazed window allowing plenty of natural light, central heating radiator, ceiling light point, fitted carpet and a feature fireplace with decorative surround providing a focal point to the room.

LIVING ROOM 12'3" x 14'9" (3.75m x 4.52m)

A spacious living room positioned to the rear of the property having a UPVC double glazed window allowing plenty of natural light, central heating radiator, ceiling light point and fitted carpet. The room features an attractive fireplace with decorative surround creating a focal point to the space and there is useful under-stairs storage. The living room also provides access through to the kitchen.

KITCHEN 14'11" x 5'1" (4.57m x 1.57m)

Fitted with a range of wall and base units with contrasting working surfaces over, incorporating a stainless steel sink and drainer unit. Having space for freestanding appliances including a cooker, washing machine and fridge/freezer, tiled splashbacks, ceiling spotlights and a UPVC double glazed window allowing natural light. A door provides access out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'1" x 10'2" (3.40m x 3.12m)

A well-proportioned double bedroom positioned to the front of the property having a UPVC double glazed window allowing plenty of natural light, central heating radiator, ceiling light point and fitted carpet. The room offers ample space for freestanding bedroom furniture.

BEDROOM TWO 8'2" x 12'1" (2.49m x 3.70m)

A well-proportioned bedroom positioned to the rear of the property having a UPVC double glazed window allowing natural light, central heating radiator, ceiling light point and fitted carpet. The room offers space for bedroom furniture and would also make an ideal guest room, nursery or home office.

BATHROOM 6'10" x 5'4" (2.09m x 1.65m)

Fitted with a three-piece bathroom suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin. Having partially tiled walls, central heating radiator, ceiling light point and a UPVC double glazed frosted window allowing natural light while maintaining privacy.

LOCATION

Situated in a convenient residential area of Burnley, this property is ideally positioned for access to a range of local amenities including shops, schools and transport links. Burnley town centre is within easy reach offering a wider selection of retail outlets, supermarkets, restaurants and leisure facilities. The property also benefits from good access to bus routes and nearby road networks, making it ideal for commuters travelling towards Padiham, Nelson and the surrounding areas.

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and

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OUTSIDE

Externally the property offers on-street parking to the front. To the rear there is an enclosed yard providing a low-maintenance outdoor space with gated access.



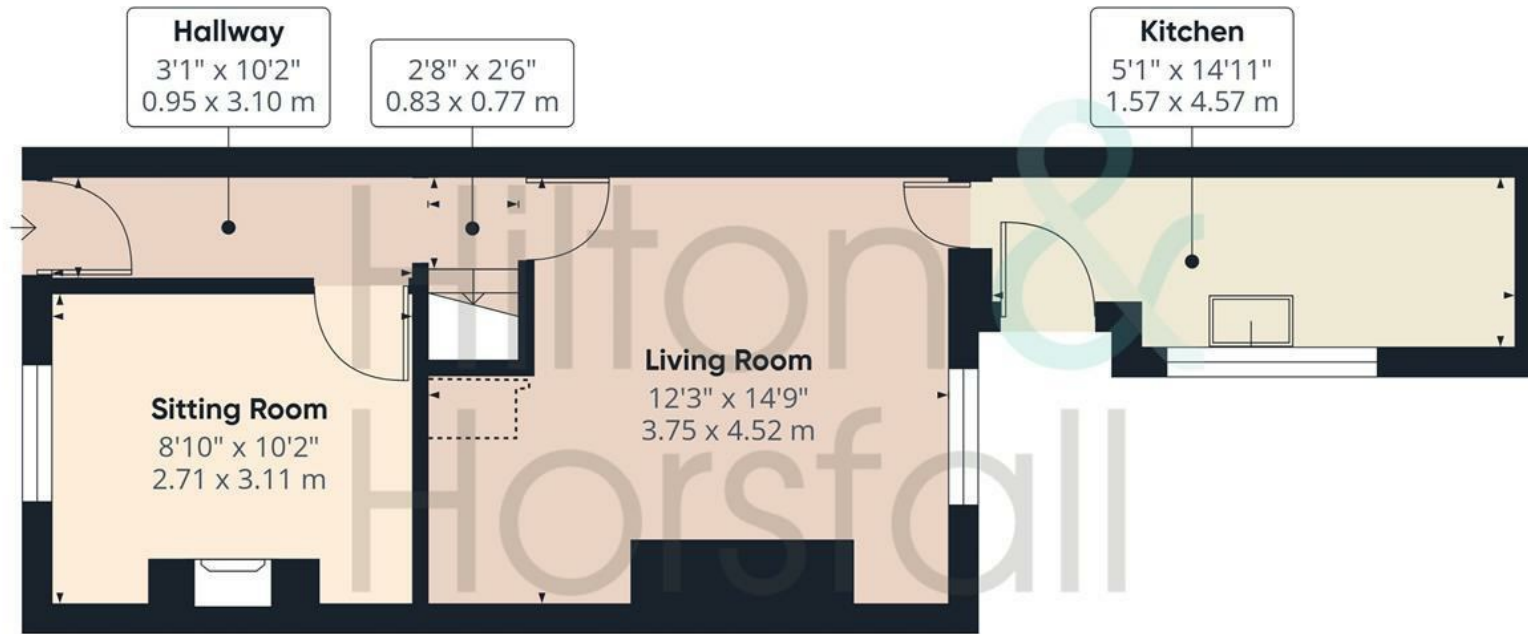
Approximate total area⁽¹⁾
 643 ft²
 59.9 m²

Reduced headroom
 5 ft²
 0.4 m²

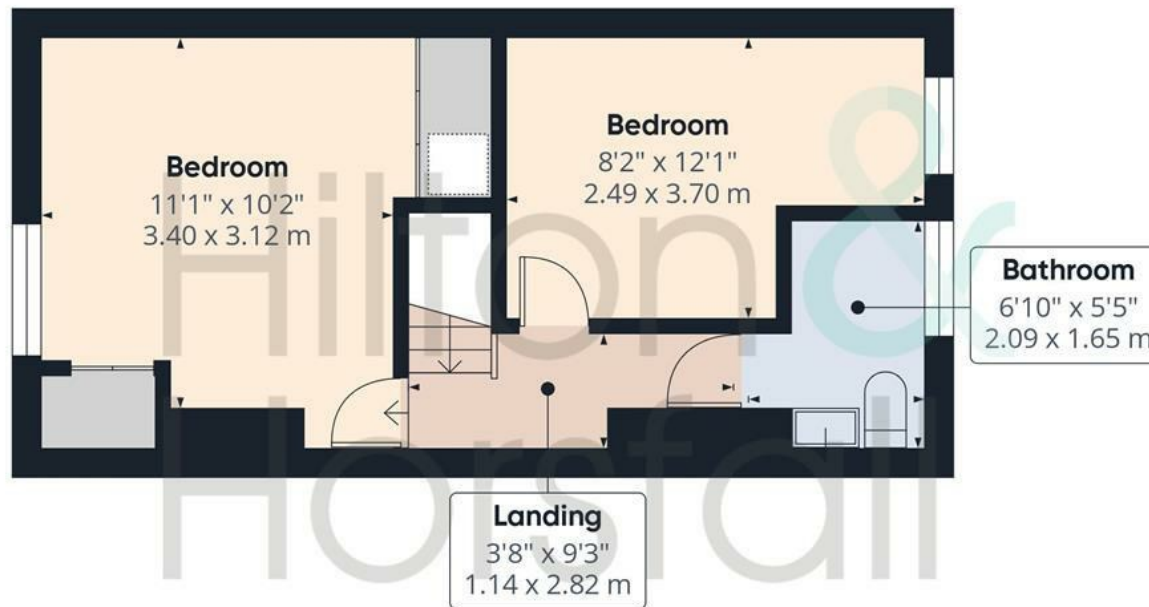
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor



Floor 1





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