



Total area: approx. 48.9 sq. metres (526.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		27	
(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.

Holden Road, Brierfield, BB9 5PR

Offers Over £80,000

A PERFECT INVESTMENT OPPORTUNITY WITH PLANNING PERMISSION FOR SINGLE STOREY EXTENSIONS FOR FRONT AND REAR- CASH BUYERS ONLY

This two bedroom bungalow is being proudly welcomed to the property market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. This property is ideally suited to a rental investor looking to put their own personal stamp on a long term investment.

Comprising briefly; entrance to a porch which leads to the reception room. The reception room leads to the kitchen. The kitchen has doors to two double bedrooms and a shower room and a door which leads to the rear of the property. Externally to the front there is a patio area. To the rear there is an enclosed patio garden with bedding areas to the side.

The property benefits from having planning permission passed for both front and rear extensions - please contact the sales team for further information.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

Holden Road, Brierfield, BB9 5PR

Offers Over £80,000



- CASH BUYERS ONLY
- Terrace Bungalow
- Enclosed Rear Yard
- EPC Rating: F
- Fantastic Investment Opportunity
- Two Bedrooms
- Leasehold
- Planning permission for both front and rear extensions
- Three Piece Shower Room
- Council Tax Band A

Ground Floor

Entrance Porch

2'11 x 2'10 (0.89m x 0.86m)

Hardwood front entrance door, hardwood frosted window and open to the reception room.

Reception Room

13'7 x 11'11 (4.14m x 3.63m)

Hardwood window, coving and open to the kitchen.

Kitchen

11'2 x 9'2 (3.40m x 2.79m)

UPVC double glazed window, range of base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, doors to two bedrooms and shower room and UPVC door to the rear.

Shower Room

7'9 x 5'1 (2.36m x 1.55m)

UPVC double glazed window, extractor fan, dual flush WC, vanity top wash basin and corner direct feed shower unit.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

Hardwood single glazed window.

Bedroom Two

9'2 x 8'8 (2.79m x 2.64m)

Hardwood single glazed window.

External

Rear

Enclosed yard with paved patio and bedding areas.



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