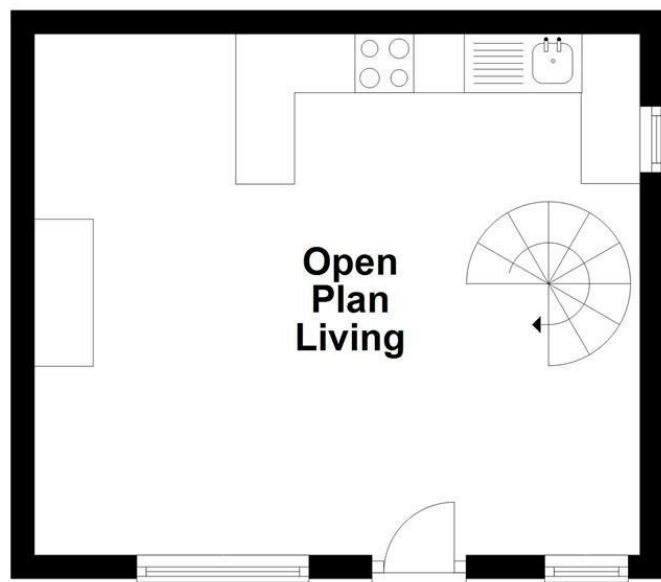
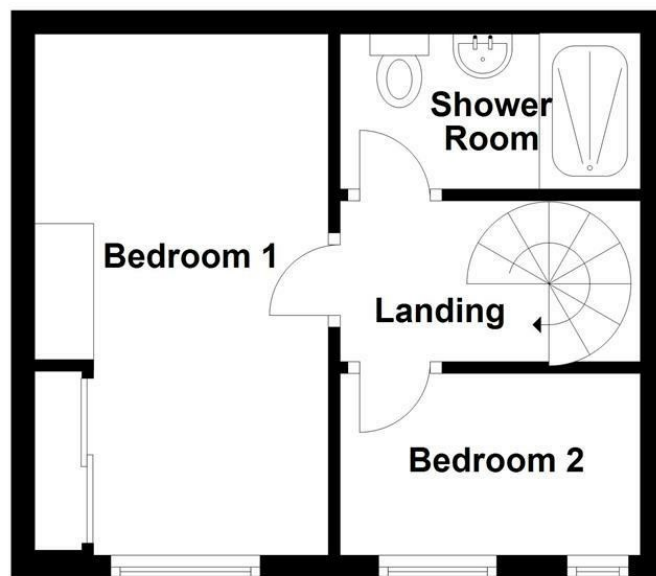


## Ground Floor



## First Floor



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			93
(81-91) B			
(69-80) C		69	
(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.

## Hollinhurst View, Higham, BB12 9HQ

### £170,000

BEAUTIFULLY PRESENTED END TERRACE HOME IN THE DESIRABLE AREA OF HIGHAM

This two bedroom back to back cottage is being proudly welcomed to the market in the highly sought after village of Higham. Boasting a neutrally finished open plan kitchen/living space, two bedrooms, three piece shower room and a south facing garden to the front. This property has everything you would need for a first time home! Situated with easy access to countryside walks and popular pubs/restaurants, yet still being easily accessible for major commuter routes. A truly fantastic home not to be missed!

The property comprises briefly; entrance into a welcoming reception room that is open plan with the modern fitted kitchen. The kitchen has a spiral staircase up to the first floor landing. The first floor landing houses doors on to two generously sized bedrooms and a three piece shower room. Externally, to the front of the property is an enclosed gravel chipped south facing garden.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Hollinhurst View, Higham, BB12 9HQ

£170,000



- Exquisite End Terraced Property
- Open Plan Living
- Enclosed South Facing Courtyard to Front
- EPC Rating TBC
- Two Bedrooms
- Updated to Highest Standard
- Tenure Freehold
- Three Piece Shower Room
- Modern Fixtures and Fittings
- Council Tax Band A

## Ground Floor

### Open Plan Living Area/Kitchen

16'11 x 14'6 (5.16m x 4.42m)

Composite front door, Two UPVC double glazed windows, UPVC double glazed frosted window, two central heating radiators, gas fire with stone surround, television point, mix of wall and base units, wooden worktops, integrated oven with four ring electric hob and extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge and integrated freezer, plumbing for washing machine, part wood effect flooring and spiral staircase to first floor.

## First Floor

### Landing

Doors leading to two bedrooms and shower room.

### Bedroom One

14'3 x 8'2 (4.34m x 2.49m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

8 x 5'7 (2.44m x 1.70m )

Two UPVC double glazed windows and central heating radiator.

### Shower Room

7'10 x 4'4 (2.39m x 1.32m )

Central heating radiator, extractor fan, dual flush WC, pedestal wash basin with traditional taps, walk-in direct feed shower, part tiled elevations and laminate flooring.

## Exterior

### Front

Enclosed flagged courtyard with bedding areas and gravel chippings.



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