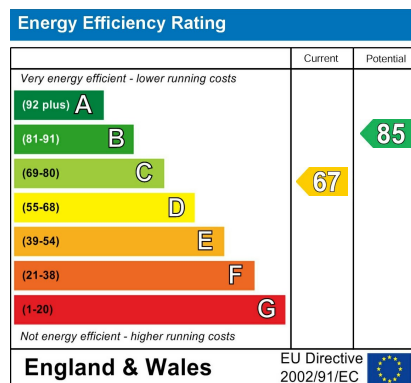




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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.

Huffling Lane, Burnley, BB11 3QJ

Offers Over £90,000

A PERFECT INVESTMENT OR FIRST TIME BUYER OPPORTUNITY

This three-bedroom property is being welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. The property is ideally suited to a rental investor or first time buyer looking for their long term base.

Comprising briefly, to the ground floor; entrance via the hallway which has doors to both reception rooms and stairs to the first floor. The second reception room flows internally to the kitchen which has a door to the rear. To the first floor is a landing to three bedrooms and a family bathroom. Externally, to the rear is an enclosed yard with a gate to a shared access road.

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

Huffling Lane, Burnley, BB11 3QJ

Offers Over £90,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Major Commuter Routes
- Council Tax Band A
- Spacious Three bedroom Mid Terraced Property With Viewing Essential
- Enclosed Rear Yard
- EPC Rating D
- Ideal Investment Opportunity Or First Time Buy
- Easy Access To Local Amenities

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4'5 x 3'3 (1.35m x 0.99m)

Original tiled floor and door to hall.

Hall

10' x 3'4 (3.05m x 1.02m)

Central heating radiator, doors to reception room one, reception room two, stairs to first floor, laminate flooring and dado rail.

Reception Room One

14'4 x 11'8 (4.37m x 3.56m)

Central heating radiator, UPVC double glazed bay window, dado rail and two feature wall lights.

Reception Room Two

14'2 x 12'7 (4.32m x 3.84m)

UPVC double glazed window, range of wall and base units, laminate work top, composite sink and drainer with mixer tap, oven, four ring gas hob, tiled effect flooring, part tiled elevation and door to rear.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

15'6 x 11'4 (4.72m x 3.45m)

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

Bedroom Two

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'10 x 7'4 (3.61m x 2.24m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

8'9 x 5'5 (2.67m x 1.65m)

Central heating towel rail, panel bath with mixer tap and over head electric shower, dual flush WC, Vanity top wash basin, tiled elevation and tiled effect flooring.

External

Rear

Enclosed yard.

