



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			86
(81-91) B			
(69-80) C		67	
(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.

Holmsley Street, Burnley, BB10 4DY

Offers Over £70,000

A SUPERB DEVELOPMENT/RENTAL OPPORTUNITY

Nestled in the heart of a popular area of Burnley, close to Turf Moor and all town centre amenities, this two-bedroom, mid-terraced home is being welcomed to the property market. Ideally suited for a first time buyer, developer or rental investor looking for a property they can put their personal stamp on to make a superb home with low maintenance outside space. The property offers easy access to commuter routes towards Todmorden, Rossendale and along the M65.

The property comprises briefly, to the ground floor: entrance through the vestibule to a reception room which has an arch leading to the second reception room. The second reception room has stairs leading to the first floor and door into the fitted kitchen. The kitchen has a door to the rear yard. To the first floor is a landing with doors leading to two bedrooms and a three-piece bathroom suite. The second bedroom has stairs leading to a partly converted attic. Externally the property boasts an enclosed rear paved yard with a gate leading to a shared access road.

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

Holmsley Street, Burnley, BB10 4DY

Offers Over £70,000



- Mid Terraced Property
- Investment Opportunity
- Close to Local Amenities
- EPC Rating D
- Two Bedrooms
- Part Converted Attic
- Tenure Leasehold
- Modern Fitted Bathroom
- Ideal First Home
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'9 x 3 (1.45m x 0.91m)

UPVC double glazed front door, dado rail, wood effect flooring and door leading to reception room one.

Reception Room One

13'1 x 11'1 (3.99m x 3.38m)

UPVC double glazed window, central heating radiator, coving, picture rail, wood effect flooring and arch leading to reception room two.

Reception Room Two

14'2 x 12'10 (4.32m x 3.91m)

UPVC double glazed window, central heating radiator, cast iron multifuel burner and stone hearth, door leading to kitchen and door to stairs leading to first floor.

Kitchen

8'3 x 5'7 (2.51m x 1.70m)

UPVC double glazed window, mix of wall and base units, integrated oven with four ring gas hob, tiled splashbacks, stainless steel sink and drainer with mixer taps, space for fridge freezer, plumbing for washing machine, tiled effect flooring and UPVC door leading to rear.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

13'2 x 11'1 (4.01m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'2 x 8'6 (3.40m x 2.59m)

Stairs leading to second floor.

Second Floor

Attic

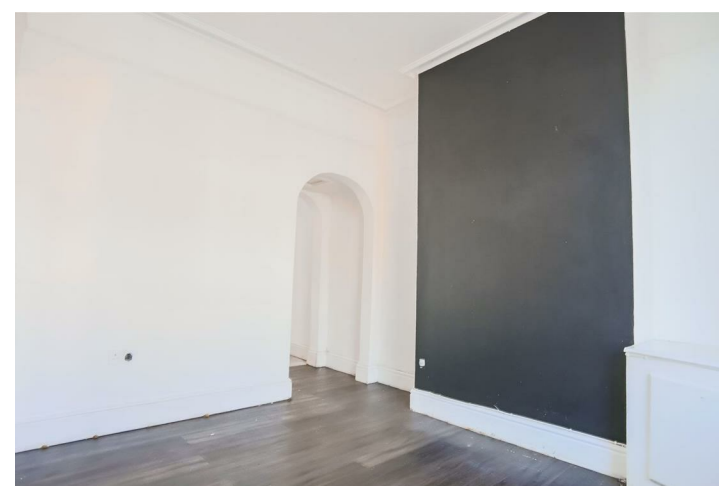
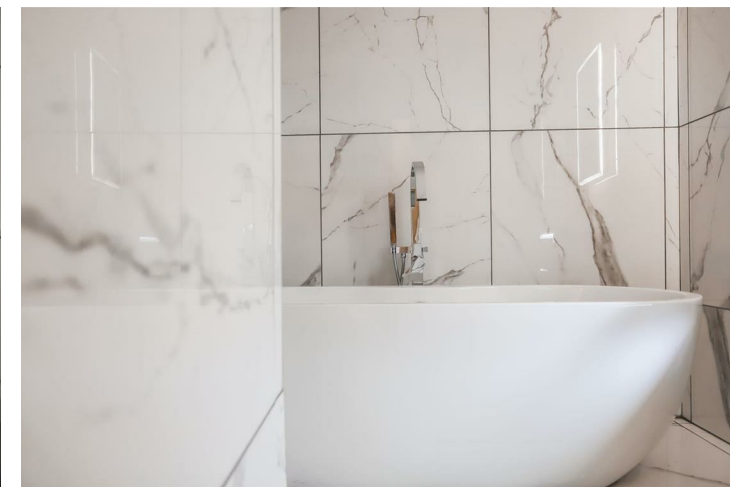
14'4 x 13 (4.37m x 3.96m)

Part converted attic and access to eaves.

Exterior

Rear

Enclosed paved yard and gate to shared access road.



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