



Falcon & Foxglove

4 Healey Mount, Burnley BB11 2QG



Offered with no chain is this first floor two bedroom apartment in this popular area of town. Comprising also of a spacious lounge diner, sitting room, fitted kitchen and bathroom. The property benefits also from double glazing, garage, private parking and communal gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Two Bedrooms**
- **Spacious Lounge Diner**
- **Sitting Room**
- **Fitted Kitchen**
- **No Chain**
- **Private Parking & Garage**
- **Communal Gardens**
- **Council Tax Band A**
- **EPC Rating E**
- **Leasehold (930+ Years)**

£135,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Lounge Diner
6.18m x 3.31m (20ft 3" x 10ft 10")

Double glazed window to the rear of the property

Carpeted flooring

Electric radiator

Storage cupboard



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Sitting Room
2.66m x 2.65m (8ft 8" x 8ft 8")

Double glazed window to the front of the property

Carpeted flooring

Electric radiator



Kitchen
2.98m x 2.39m (9ft 9" x 7ft 9")

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Full bowl stainless steel sink unit

Electric cooker

Plumbing for automatic washing machine and dishwasher

Vinyl flooring

Tiling in splash back areas



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Bedroom One
3.36m x 3.17m (11ft 0" x 10ft 4")

Double glazed window to the front of the property

Carpeted flooring

Electric radiator

Fitted wardrobes

Storage cupboard



Bedroom Two
3.17m x 2.68m (10ft 4" x 8ft 9")

Double glazed window to the side of the property

Carpeted flooring

Electric radiator

Fitted wardrobes



Bathroom
2.31m x 1.69m (7ft 6" x 5ft 6")

Double glazed frosted window to the side of the property

Panelled bath with electric shower over

Vanity unit with hand wash basin

Low level w.c.

Vinyl flooring

Tiled walls



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Garage
5.60m x 2.58m (18ft 4" x 8ft 5")

Up and over door

Power and lighting

Water tap



Gardens



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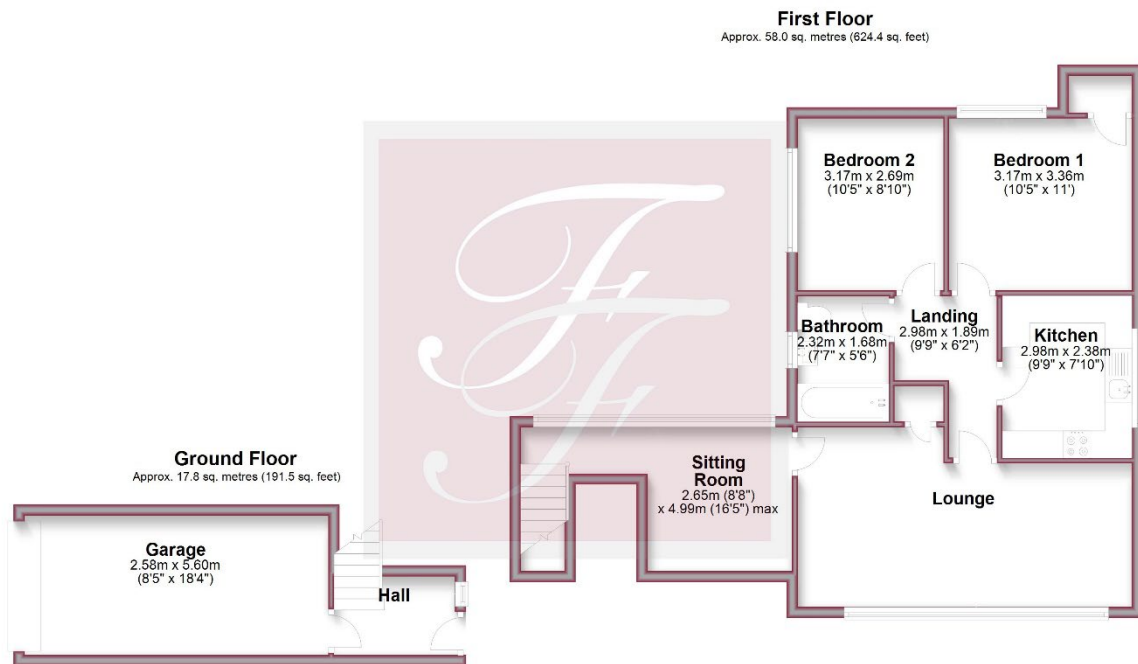
Parking Area



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Total area: approx. 75.8 sq. metres (815.8 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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