

NORTON STREET, BURNLEY, BB12 7JZ

£85,000

DESCRIPTION

*** NO CHAIN - PERFECT FOR FIRST TIME BUYERS OR INVESTORS - TWO BEDROOMS ***

Located in the heart of Hapton, this inviting two-bedroom mid-terrace property is an excellent opportunity for first-time buyers and investors. The home features a generously sized living room, ideal for relaxation and gatherings. The kitchen is well-appointed and benefits from an extension at the rear, offering additional space that can be adapted to suit your needs.

The two bedrooms are bright and spacious, providing a comfortable living environment with plenty of potential for personalisation. The property presents a perfect canvas for you to put your own stamp on, transforming it into a unique and cosy home.

Situated conveniently close to local schools, picturesque walking trails, and essential amenities, this property ensures that everything you need is within easy reach. The nearby train station offers excellent connectivity, making commuting straightforward and hassle-free.

This charming home combines the best of comfortable living with a prime location, making it a must-see for those looking to enter the property market or invest in a promising area. Don't miss out on this fantastic opportunity to create a home tailored to your tastes and needs.

Schedule a viewing today to experience the potential of this Hapton gem.



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Living Room

Fitted carpet, uPVC window and front door, open balustrade staircase, brick fireplace.

Breakfast Kitchen

A mixture of wall and base units, partially tiled walls, uPVC window, light point, tiled flooring, laminate work surfaces, access to the boiler, free standing oven, chrome sink with mixer tap and plumbing for a washing machine.

Extended Dining Area

Radiator, uPVC windows, vinyl flooring and uPVC door leading the the rear yard.

Landing

Fitted carpet and a light point.

Bedroom One

A room of double proportions with fitted carpet, a TV point, uPVC window and a radiator.

Bedroom Two

uPVC window, vinyl flooring and walk in storage cupboard.

Bathroom

A four piece suite with a free standing bathtub with chrome mixer tap, a walk in shower cubicle with a mains fed shower, fully tiled walls, vanity sink with mixer tap and a uPVC frosted window.

Exterior

Rear - Enclosed yard featuring flower beds and designated bin storage space.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 Years from 08/06/1970- £1.10s annual ground rent.

Parking - On Street

Rights and easements – unknown by vendor

Restrictions – unknown by vendor

Building safety – no visible risks

Accessibility/Adaptations – No adaptations made

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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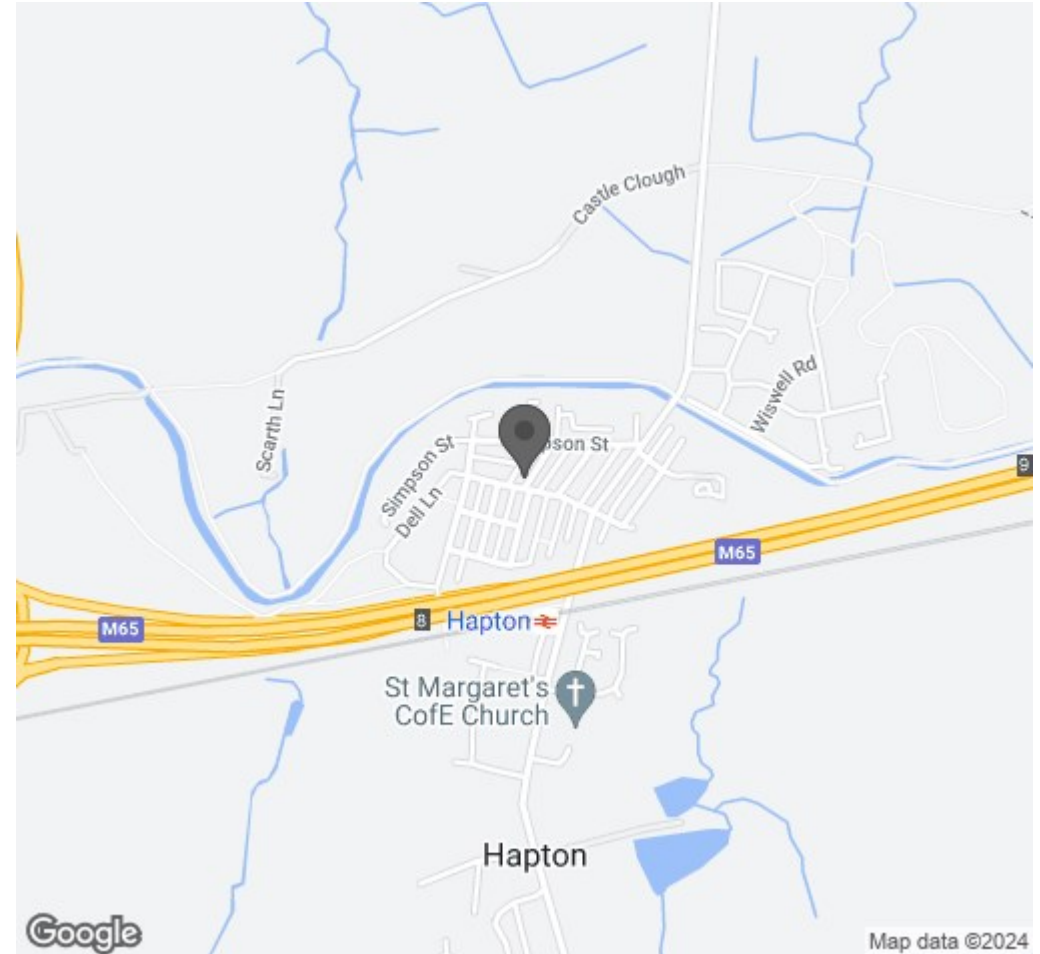


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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