



FARDELLA
& BELL

7 Oak Street, Burnley
£74,950



7 Oak Street

Burnley, Burnley

Charming 2-bed mid-terraced house ideal for first-time buyers, boasting 999-year lease, inviting bedrooms, utility room, and outhouse storage. Tidy rear yard completes this perfect home.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two bedrooms
- Mid terraced
- Leasehold 999 years
- Ideal for a first time buyer
- Located well for transport links
- Close to motorway access
- Utility room
- Outhouse storage
- Selective licencing area



Entrance vestibule

Front door and laminate flooring.

Living room

Laminate flooring, TV point, ceiling light point, radiator, ceiling coving and uPVC double glazed window.

Kitchen

Partially tiled walls, ceiling light point, uPVC double glazed window, vinyl flooring, a mix of wall and base units, hob, oven, chrome sink with drainer and mixer tap, open balustrade staircase, washing machine point and fridge point.

Utility room

Laminate flooring, freezer point, base units, light point, shelving and radiator.

Master bedroom

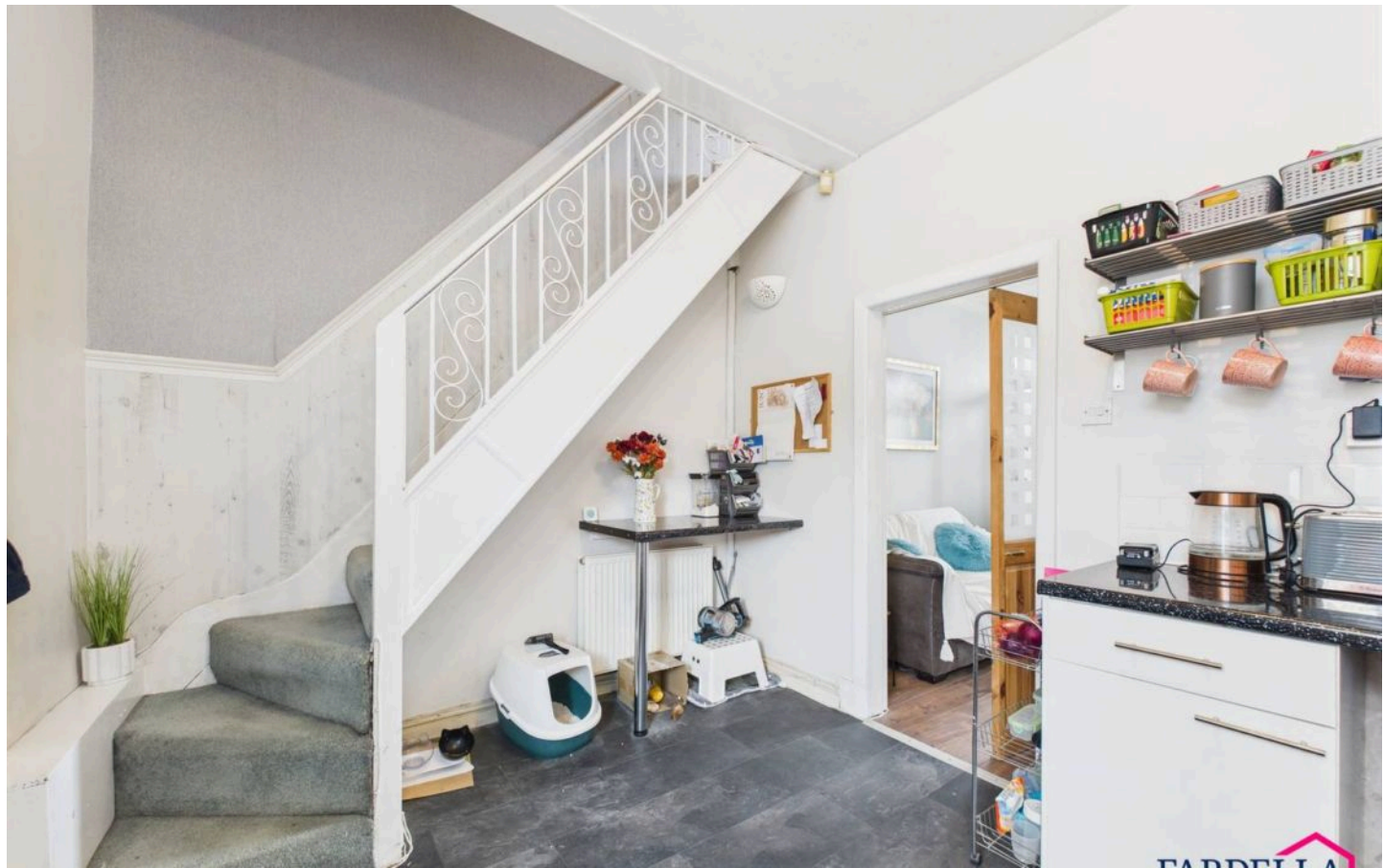
Laminate flooring, uPVC double glazed window, uPVC double glazed window, ceiling light point and radiator.

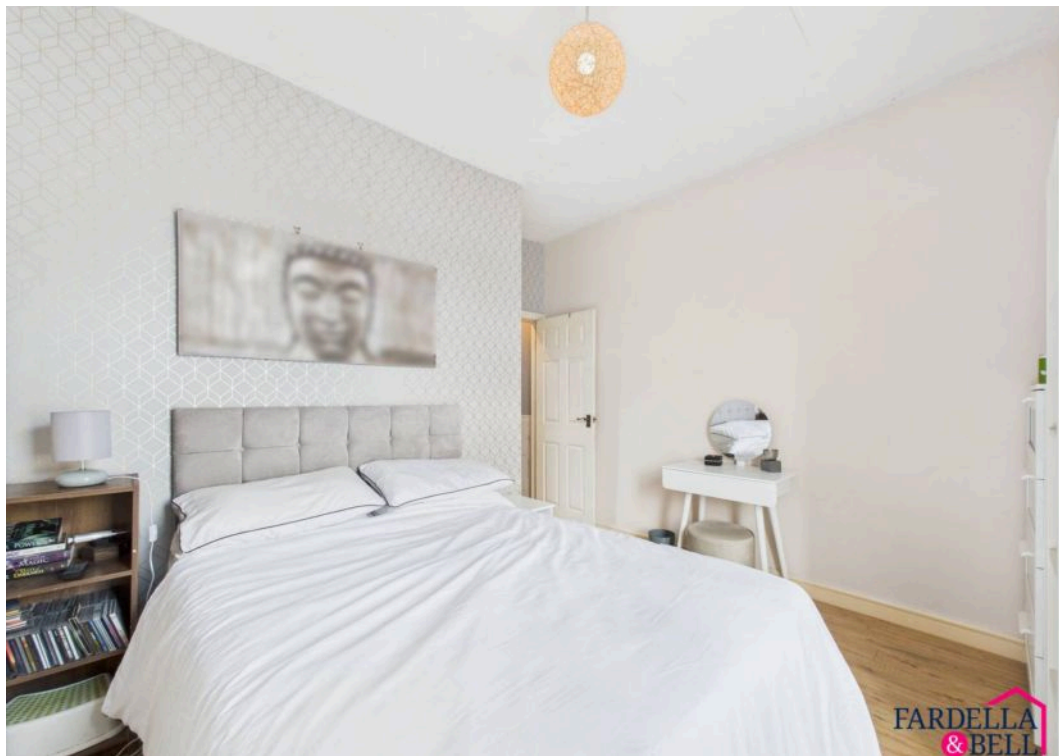
Second bedroom

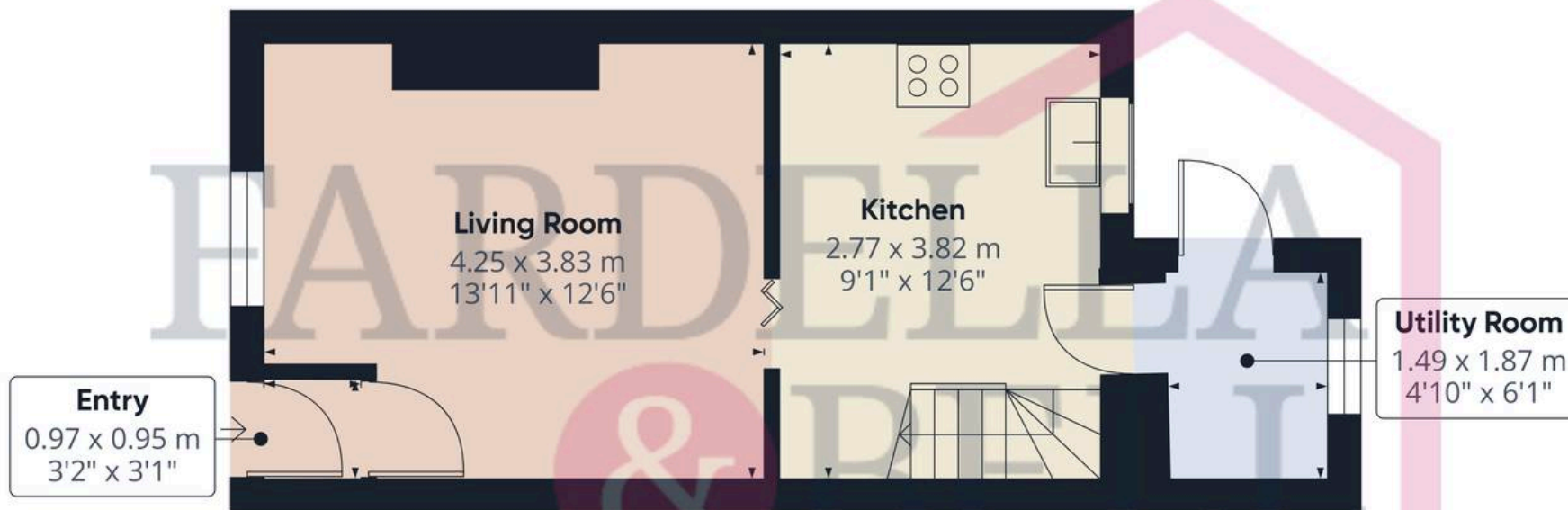
Fitted carpet, ceiling light point, radiator and uPVC double glazed window.

Bathroom

Partially tiled walls, WC, panelled bath with overhead shower, sink with chrome mixer tap, ceiling light point, extraction point and chrome heated towel rail.







Approximate total area⁽¹⁾

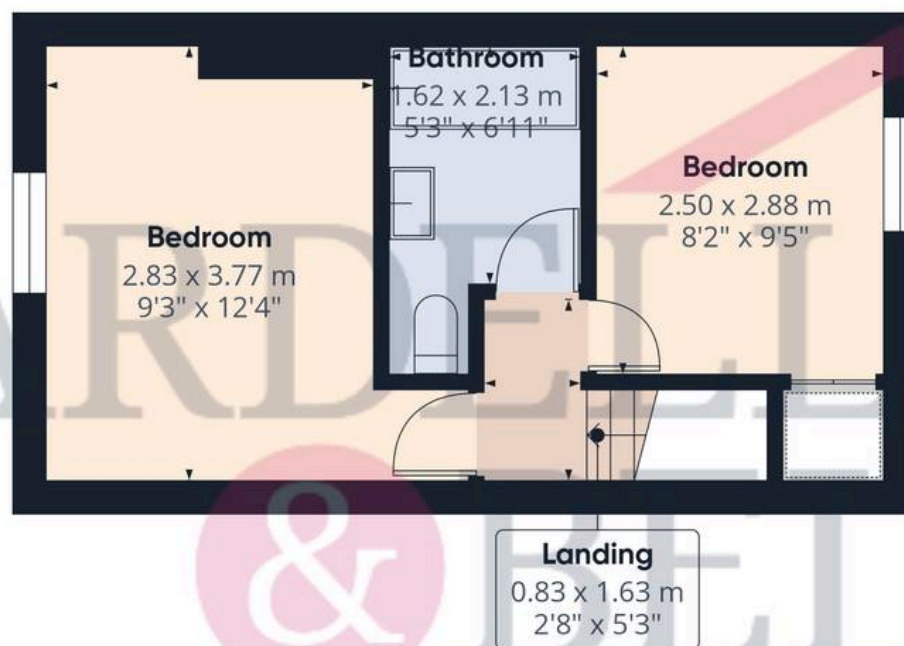
53.6 m²

577 ft²

Reduced headroom

0.6 m²

6 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



FRONT GARDEN

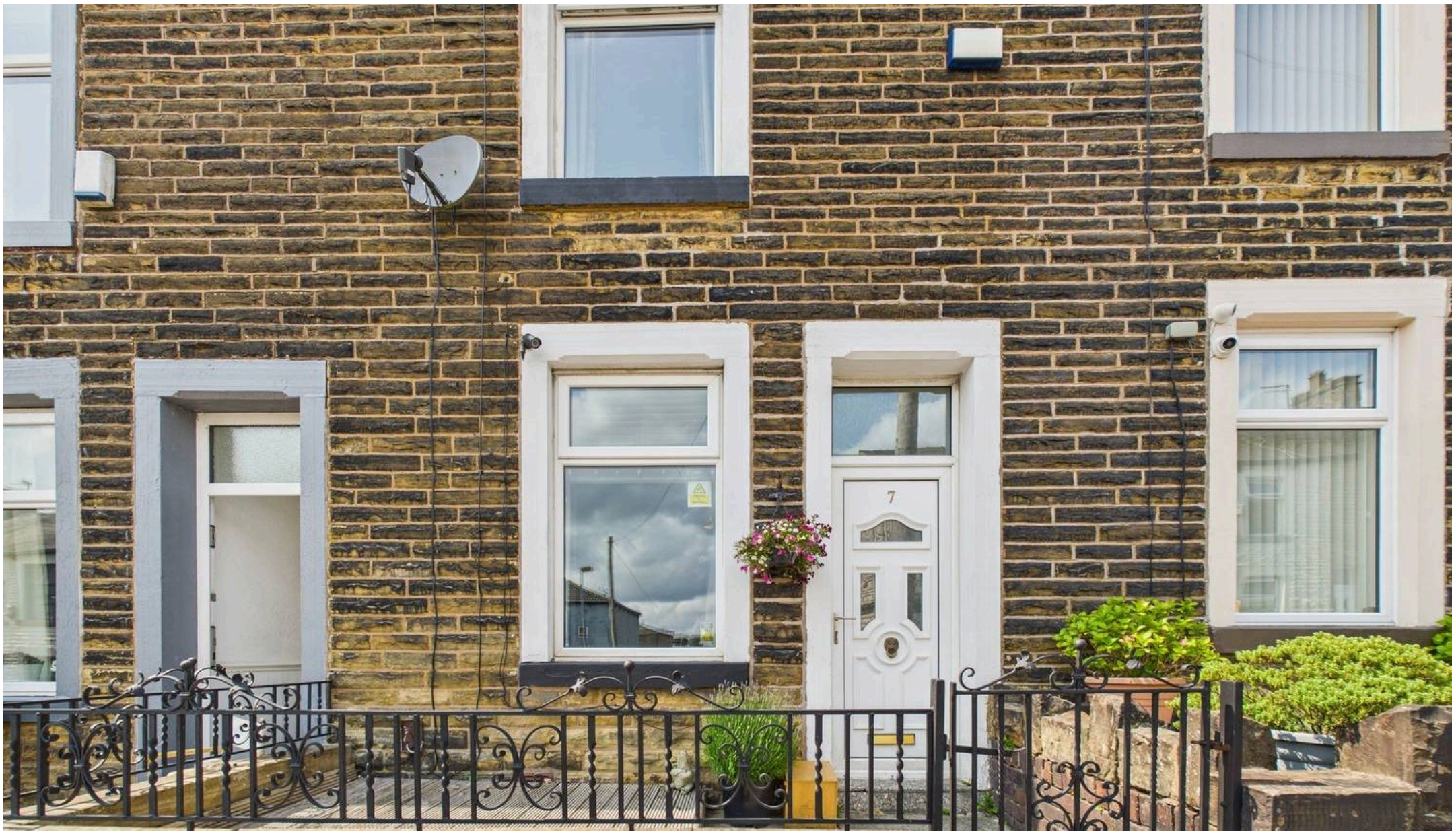
Decked area and gated.

YARD

Outhouse storage, secure rear gate and space for sitting.

ON STREET





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/



PRS Property
Redress
Scheme



naea | propertymark
PROTECTED

