



Mid terrace located in a convenient location to the Town Centre and the M65 Motorway network, this mid terrace property comprises of lounge, dining kitchen, 2 bedrooms, bathroom, yard to rear. The house has been deep cleaned and painted throughout and is ready to be occupied.

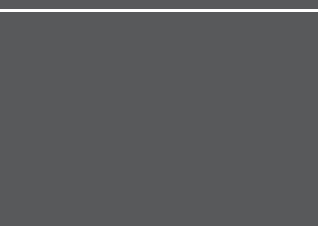
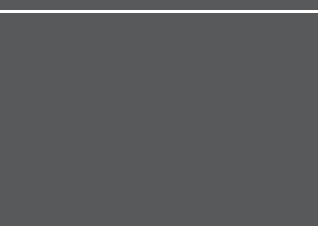
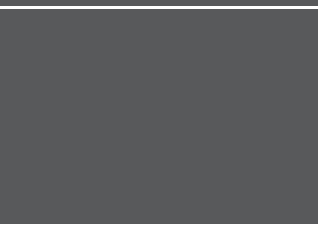
COUNCIL TAX
Band: A



75 Gisburn Road, Barrowford
Lancashire BB9 6DX

t: 01282 560024
e: info@hilton-horsfall.co.uk
w: www.hilton-horsfall.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Piccadilly Road
Burnley

Auction Guide £45,000

