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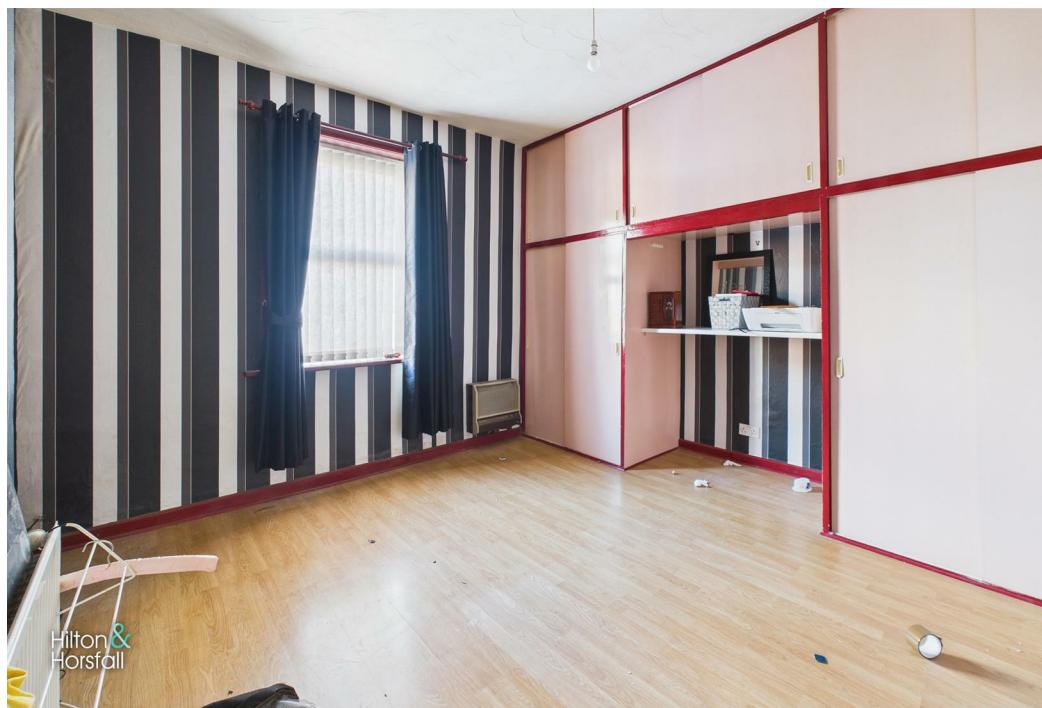
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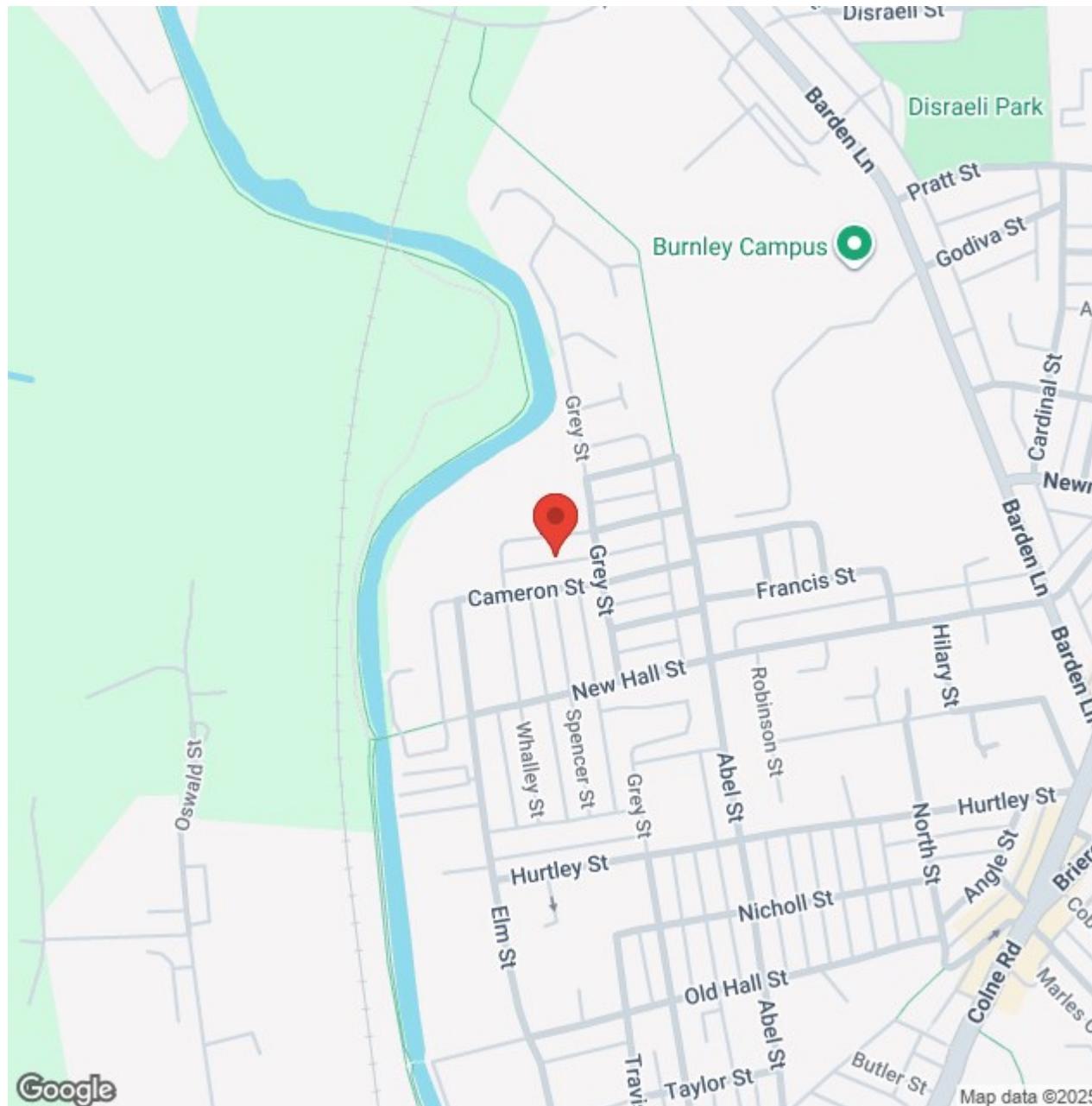
## Howsin Street, Burnley

### Offers In The Region Of £84,950

- Two bedroom mid-terrace property
- Ideal project or investment opportunity
- Spacious dining kitchen and front living room
- First-floor modern shower room
- Enclosed rear yard and on-street parking
- Offered for sale with no onward chain

This two bedroom mid-terrace property offers a straightforward opportunity for buyers looking to modernise and add value. The accommodation comprises a front living room, a spacious dining kitchen, two bedrooms and a first-floor shower room. While the property would benefit from updating throughout, it provides a solid base for refurbishment and personalisation. Situated in a convenient location close to local amenities, transport links and Burnley town centre, the home is well suited to first-time buyers, investors or those seeking a project. Externally, there is on-street parking to the front and an enclosed yard to the rear. The property is offered for sale with no onward chain.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM

A good-sized front reception room featuring a large window that allows plenty of natural light to fill the space. The room includes a central fireplace with surround and offers a practical layout for everyday living. The décor and general condition would benefit from upgrading, giving purchasers the opportunity to modernise and style the room to their own taste. Access leads through to the inner hallway and staircase to the first floor.

#### INNER HALL

#### KITCHEN

A generously sized kitchen positioned to the rear of the property, offering plenty of scope for improvement. The room is fitted with a range of base and wall units, along with work surfaces, a sink, and space for appliances. There is also room to accommodate a small dining table if desired. The kitchen would benefit from modernisation, providing buyers with an excellent opportunity to redesign the space to suit their needs. A door gives access to the rear of the property.

#### FIRST FLOOR / LANDING

#### BEDROOM ONE

A spacious double bedroom positioned to the front of the property. The room benefits from a large window allowing natural light to enter and features fitted storage spanning one wall. The décor and overall condition would benefit from updating, giving buyers the chance to modernise and create a comfortable main bedroom to their own style.

#### BEDROOM TWO

Situated to the rear of the property, this second bedroom offers a practical space suitable for a single room, home office or dressing room. The room includes an over-the-stairs storage cupboard and a window overlooking the back of the property. As with other areas of the home, the room would benefit from updating, allowing buyers to personalise and improve the space to suit their needs.

#### SHOWER ROOM

Located to the rear of the first floor, the property features a modern shower room comprising a walk-in shower enclosure, low-level WC and a wash basin set within a contemporary vanity unit. The room is finished with tiled walls and vinyl flooring, creating a bright and practical space.

#### LOCATION

Howsin Street is situated within a well-established residential area of Burnley, close to a range of everyday amenities. Local shops, supermarkets, parks and schools are all within easy reach, making the location convenient for both families and commuters. Burnley town centre is only a short distance away and offers further shopping, leisure facilities and transport links. Nearby bus routes and access to the M65 motorway provide straightforward travel across East Lancashire and beyond.

#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy

themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

#### PUBLISHING

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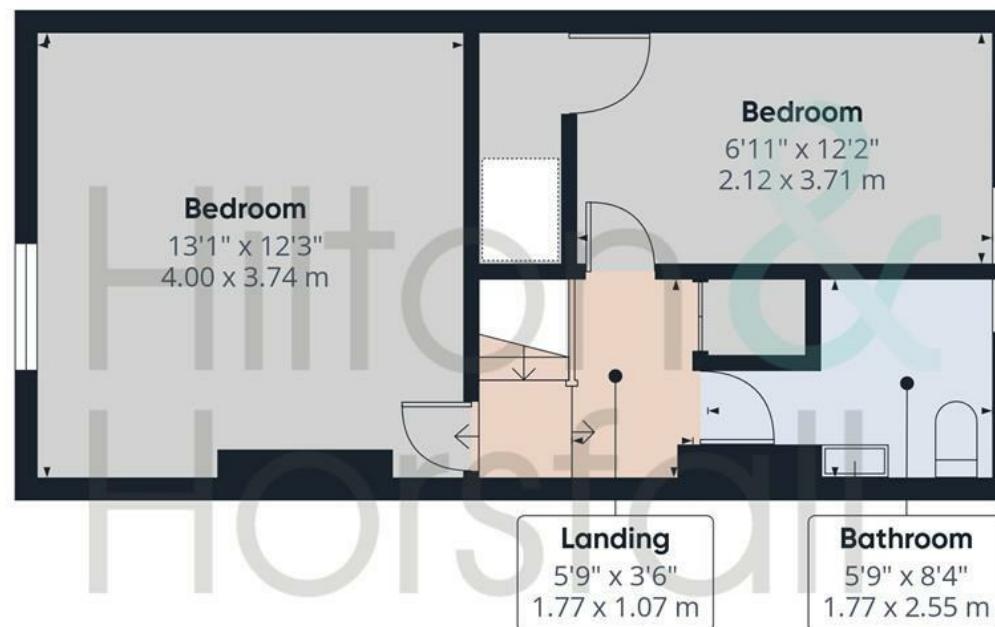
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## OUTSIDE

The property is a traditional mid-terrace home set within a row of similar houses. On-street parking is available directly to the front. To the rear there is an enclosed yard area, accessed via the kitchen, which offers a low-maintenance outdoor space.



Approximate total area<sup>(1)</sup>  
668 ft<sup>2</sup>  
62.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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