



HOLMSLEY STREET, BURNLEY, BB10 4DY

[NO CHAIN]



Situated just off Lyndhurst Road in the popular Lower Brunshaw area of Burnley, this attractive stone-built mid-terrace offers well-presented accommodation ideal for first-time buyers, couples, or investors. Conveniently located for local amenities, transport links, and Towneley Park, the property features two reception rooms, two well-proportioned bedrooms, modern comforts throughout, and a private enclosed rear yard.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Situated within a short row of traditional terraced properties just off Lyndhurst Road, positioned in the popular Lower Brunshaw area of Burnley. The property is ideally located for a range of local amenities, including a nearby shopping parade, excellent public transport links into Burnley town centre, and the scenic surroundings of Towneley Park.

This attractive stone-built mid-terrace offers well-presented and thoughtfully maintained accommodation, making it an excellent opportunity for first-time buyers, young couples, or buy-to-let investors. The internal layout briefly comprises two spacious reception rooms, providing flexible living and dining space, along with two well-proportioned bedrooms.

Modern conveniences are already in place, allowing for immediate occupation with minimal fuss. Externally, the property benefits from a private enclosed rear yard, offering a low-maintenance outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation on offer

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, TWO RECEPTION ROOMS, KITCHEN, TWO GOOD-SIZED BEDROOMS, BATHROOM, ENCLOSED REARYARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed panel over and opening into:-

Entrance Vestibule

3'11" x 3'03" Gloss panelled door opening into:-



Reception Room One

10'02" x 12'10" into chimney breast recess with inbuilt meter cupboard. Gas fire, dado rail, radiator. UPVC framed double glazed window to the front elevation. Gloss panelled door leading with stairs (2'05") ascending to the first floor level and access through into:-



Reception Room Two

13'10" x 12'09" into chimney breast recess. Understairs storage cupboard, dado rail, radiator. UPVC framed double glazed window to the rear elevation. Gloss panelled door to:-

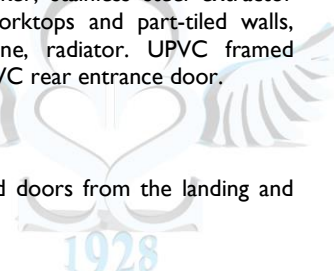


Kitchen

9'0" x 6'04" Stainless steel sink unit and drainer with cupboard under, matching range of wall and base units with space for slot-in electric cooker, stainless steel extractor canopy over, coordinating worktops and part-tiled walls, plumbing for washing machine, radiator. UPVC framed double glazed window and UPVC rear entrance door.

First Floor Landing

6'04" x 5'07" Gloss panelled doors from the landing and opening into:-





Bedroom One

10'01" x 13'0" into chimney breast recess. In built storage cupboard with gloss panelled door, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

13'08" x 7'02" UPVC framed double glazed window to the rear elevation, radiator.

Bathroom

10'08" x 5'07" Three piece white suite incorporating panelled path with chrome mixer rain shower fittings and tiled area over, pedestal wash basin and low level WC, radiator, inbuilt storage cupboard housing gas fired combination boiler. UPVC framed double glazed window.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : A

Approximate Square Footage : 70 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
390 sq ft. (36.3 sq m.) approx.

FIRST FLOOR
332 sq ft. (30.9 sq m.) approx.



TWO BEDROOM MID-TERRACE

TOTAL FLOOR AREA: 723 sq ft. (67.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and specifications shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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