



3 Bedrooms

House - Mid Terrace

Offers In Excess Of

£129,995

Located in

Burnley



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# 30 Hawthorne Road

Burnley | | BB11 2JR



We're hosting a Block Viewing this Saturday, 14th February between 9:00 AM – 9:30 AM at 30 Hawthorne Road, Burnley, BB11 2JR.

Nestled on Hawthorne Road in the charming area of Burnley, this delightful mid-terrace house, built in 1900, presents an excellent opportunity for those seeking a comfortable family home. The property boasts two spacious reception rooms that create a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family evenings.

The well-appointed kitchen, complemented by a separate utility room, enhances the practicality of the home, ensuring ample storage and convenience for daily living. The modern family bathroom is bright and airy, while the two generously sized bedrooms provide flexibility for various needs, whether it be for children, a home office, or guest accommodation.

Outside, the low-maintenance yard offers a serene space for relaxation or outdoor gatherings during the warmer months, making it an ideal spot for family enjoyment.

This property is ideally situated for family life, with reputable primary and secondary schools in close proximity. Excellent transport links are readily available, with Burnley Manchester Road train station just a short distance away, alongside regular bus routes, facilitating easy commuting. Additionally, local shops, supermarkets, parks, and leisure facilities are all conveniently located nearby, ensuring that all essential amenities are within reach.

# 30 Hawthorne Road

£129,995 Leasehold



- Spacious 3-bedroom home
- Two generous reception rooms
- Well-fitted kitchen
- Low-maintenance yard
- Excellent transport links
- No onward chain
- Modern, bright family bathroom
- Separate utility room
- Close to schools and parks
- Viewing recommended

## 30 Hawthorne Road

Approximate Gross Internal Floor Area = 88.6 sq m / 954 sq ft

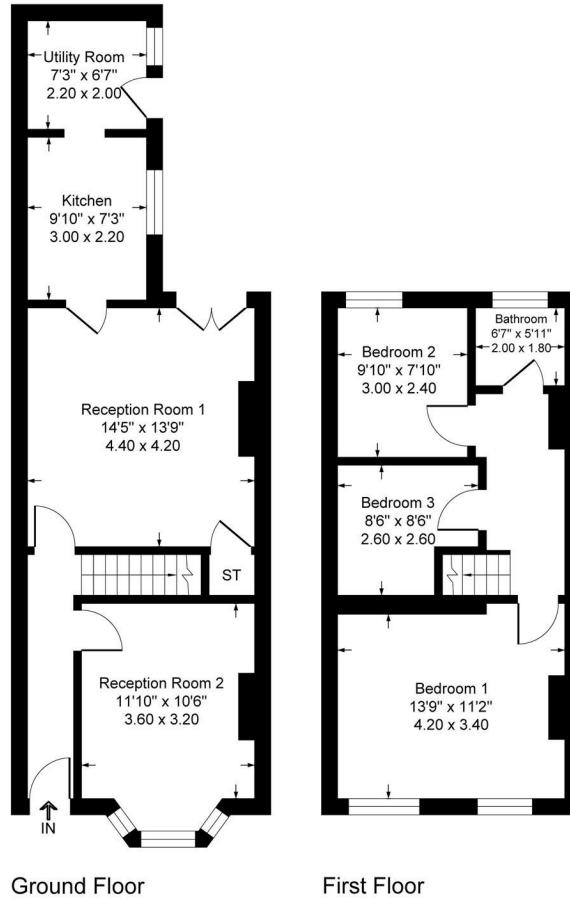


Illustration for identification purposes only, measurements are approximate, not to scale.

## EPC Rating: D Council Tax Band B Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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