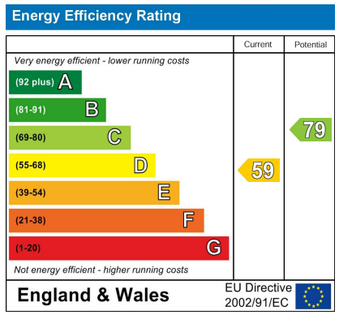
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All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Oak Street, Burnley, BB12 6RG

£89,950

TWO BEDROOM MID TERRACED SOLD WITH TENANT IN SITU!

Presented to the market in a highly sought after area of Burnley, within close proximity of highly regarded schools, amenities and transportation links, stands this well maintained, impeccably presented two bedroom home. Comprising briefly;

Entrance into a vestibule which guides you to a generously sized reception room. The reception room allows through access to a fitted kitchen. The kitchen houses a staircase to the first floor and allows through access to a utility room. To the first floor, you will find two bedrooms and a house bathroom suite which has been reinstalled into the centre of the property to allow for larger bedrooms.

Externally, you will find an enclosed yard which is private and not over looked. Viewings can be arranged by calling our Burnley team today.

Oak Street, Burnley, BB12 6RG

£89,950

2 1 1 D

- SOLD WITH TENANT IN SITU
- Spacious Living Room
- Popular Location
- Council Tax Band A
- Delightful Terraced Home
- Stylish Fitted Kitchen
- Fully Tiled Bathroom
- Two Bedrooms
- Totally Modernised
- EPC Rating D

Ground Floor

Entrance
UPVC double glazed door to the vestibule

Vestibule
Tiled flooring, wood frame single glazed door to reception room.

Reception Room
14'9 x 13'1 (4.50m x 3.99m)

UPVC double glazed window, central heating radiator, wood effect flooring. living flame gas fire with decorative stone surround, coving to the ceiling, two feature wall lights, meter cupboard, television point and door to the kitchen.

Kitchen
9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window, central heating radiator, cream wall and base units, granite effect surfaces, tiled splashbacks, electric oven four ring gas hob, extractor hood, stainless steel sink, drainer and high spout mixer tap, coving to the ceiling, space for fridge freezer, fitted pantry and open to the utility room.

Utility Room
6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed window, plumbing the washing machine, space for tumble dryer under wooden work tops, combination boiler,

First Floor

Landing
3'5 x 7'7 (1.04m x 2.31m)

Loft access, doors to two bedooms and the bathroom.

Bedroom One
12'7 x 12'2 (3.84m x 3.71m)

UPVC double glazed window, central heating radiator, coving to the ceiling, televison point and fitted wardrobes.

Bedroom Two
9'7 x 7'5 (2.92m x 2.26m)

Two UPVC double glazed windows, central heating radiator, and overstairs storage.

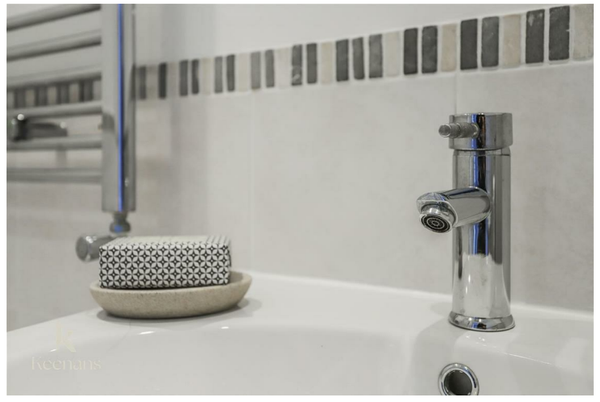
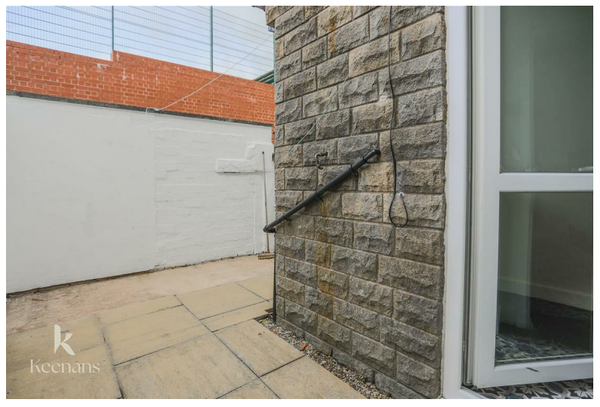
Bathroom
7'5 x 5'4 (2.26m x 1.63m)

Three piece suite comprising of panel bath with direct feed shower, pedestal wash basin with maixer tap, twin flush WC, part tiled elevations, chrome heated towel rail, spotlights and tiled flooring.

External

Rear
Enclosed neatly presented paved yard and gated access.






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