



34 Holyoake Street

Burnley

Offers in the Region of: £228,000



Pendle Hill
Properties



34 Holyoake Street, Burnley
**£228,000 Offers in the
Region of**

A newly built three-bedroom semi-detached property close to local amenities and major transport links briefly comprises an open plan kitchen/dining/living room, utility room, wc, master bedroom with ensuite, two further bedrooms, bathroom, and rear garden.



LOUNGE

A spacious lounge with a large, double-glazed window overlooking the front of the property briefly comprises vinyl flooring, radiator, and ceiling light point.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary marble effect laminate worktops briefly comprises a four-ring induction hob with overhead extractor, oven, dishwasher, stainless steel sink with mixer tap, space for a fridge/freezer, breakfast bar, vinyl flooring, ceiling spotlights, and upvc patio doors to the rear.

UTILITY ROOM WITH WC

Located through the kitchen the utility briefly comprises a laminate worktop with space for both a washing machine and dryer and provides access to the wc.

The wc briefly comprises a low-level wc, storage basin sink, towel warmer, vinyl flooring, ceiling light point, and a frosted window.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, and ceiling light point.

The ensuite briefly comprises a walk-in shower cubicle, low-level wc, storage basin sink, vinyl flooring, radiator, ceiling light point, and a frosted window.

BEDROOM TWO

Another double bedroom with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a bath with shower attachment, low-level wc, storage basin sink, towel warmer, vinyl flooring, and ceiling spotlights.

BEDROOM THREE

The third and final bedroom briefly comprises carpeted flooring radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the rear of the property is a fenced-in lawn-filled garden, patio, and planted herbs.

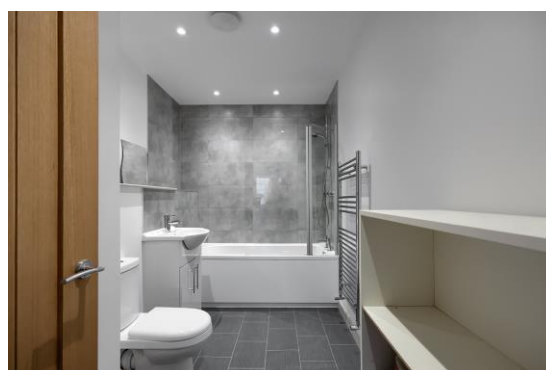
The front of the property boasts an Indian stone patio, and a large lawn-filled garden.

ADDITIONAL INFORMATION

Tenure = FREEHOLD

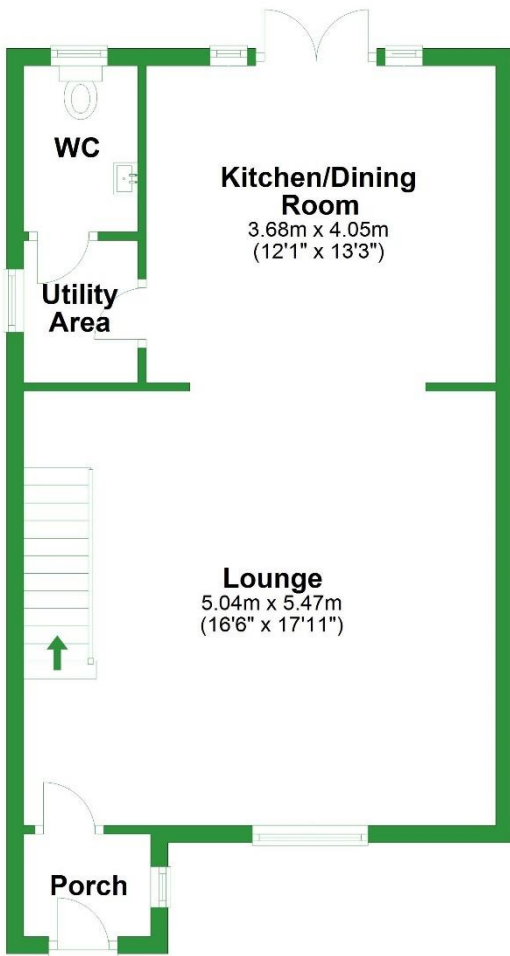
Council Tax Band = C

Both the ground floor & outside provides disabled access



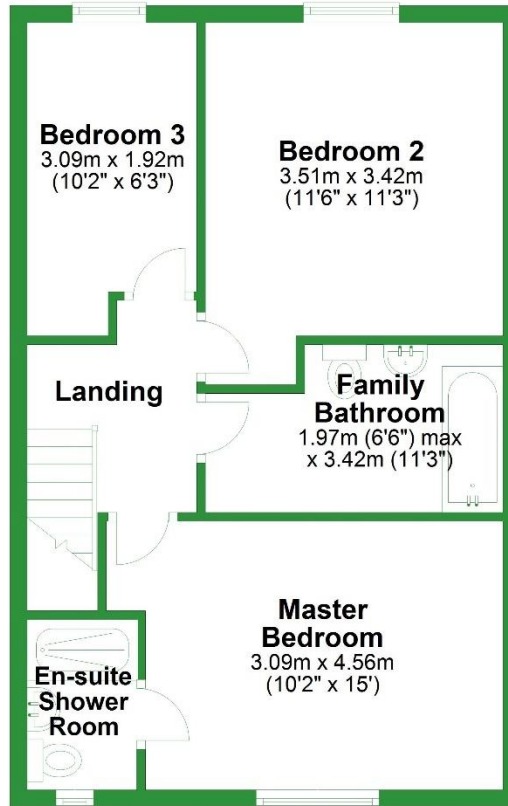
Ground Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



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.

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