



96 Hollingreave Road

Burnley

Offers in the Region of: £119,950



**Pendle Hill
Properties**



96 Hollingreave Road, Burnley
**£119,950 Offers in the
Region of**

A two-bedroom mid-terraced property briefly comprises a lounge, kitchen, dining room, study, two bedrooms, bathroom, basement, and workshop.



LOUNGE

A spacious lounge boasting an attractive multi fuel burner briefly comprises laminate flooring, radiator, ceiling light point, and a double-glazed window to the rear.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary wood worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, composite black sink with drainers, and mixer tap, tiled splashback, space for a dishwasher, laminate flooring, ceiling spotlights, radiator, Velux window, and a stable door to the rear.

DINING ROOM

Located to the front of the property the dining room briefly comprises a central gas fireplace with a wooden mantel, laminate flooring, radiator, ceiling light point, and a large, double-glazed bay window.

BASEMENT

The basement briefly comprises space and plumbing for a washing machine and dryer, storage, central heating, and ceiling light points.

BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the rear of the property briefly comprises carpeted flooring, a radiator, a ceiling light point, and a brick feature fireplace.

BEDROOM TWO

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

BATHROOM

A family bathroom briefly comprising a bath with overhead shower attachment, low level wc, pedestal sink, radiator, laminate flooring, and ceiling light point.

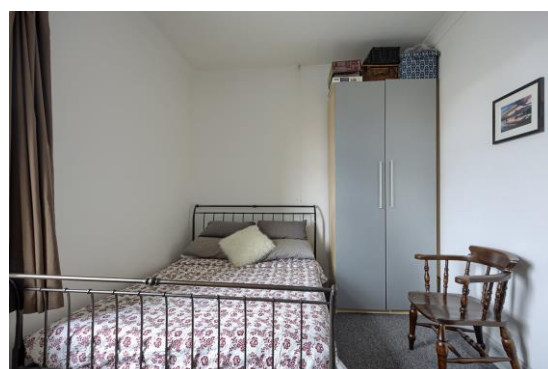
EXTERNAL

To the front is a private patio-filled garden, and a rear yard providing access to the workshop.

ADDITIONAL INFORMATION

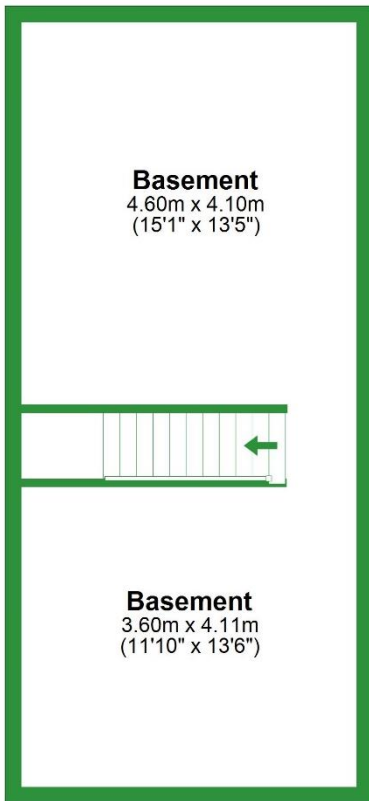
Tenure = Leasehold

Council Tax Band = A



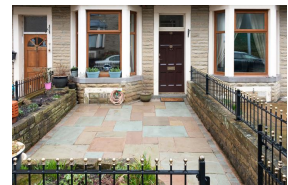
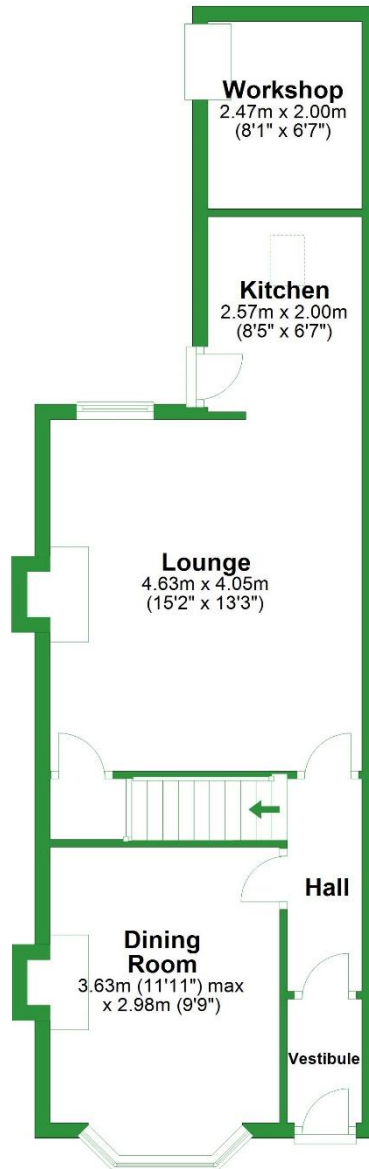
Basement

Approx. 37.4 sq. metres (402.4 sq. feet)



Ground Floor

Approx. 48.2 sq. metres (519.3 sq. feet)

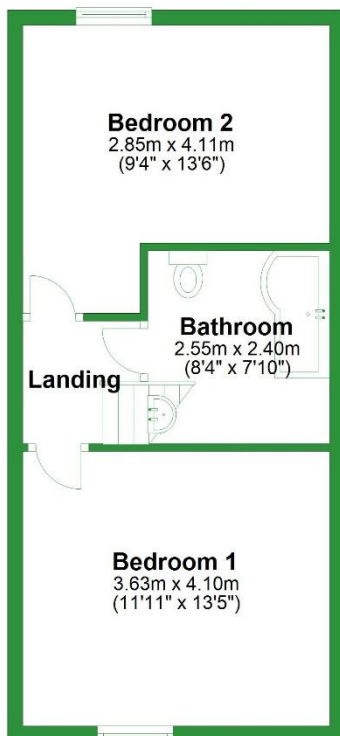


Total area: approx. 119.4 sq. metres (1284.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced by [unreadable]

First Floor

Approx. 33.7 sq. metres (363.2 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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421