



2 Hobart Street, Burnley, Lancashire
BB11 3DQ



PROPERTY DESCRIPTION

!! Investment Opportunity !! This double fronted, end of terrace property is offered for sale with no onward chain. The accommodation is in need of some cosmetic updating but comprises of: one large reception room, a fitted dining kitchen, three first floor bedrooms and a three piece white bathroom suite. The property is Upvc double glazed throughout, and is warmed by gas central heating ran from a combination boiler. There is a low maintenance yard to the rear. Early viewing a must!

FEATURES

- Investment Opportunity
- Double fronted end of terrace property
- Offered for sale with no onward chain
- In need of some cosmetic updating
- One generous reception room
- Fitted dining kitchen
- Three first floor bedrooms
- Three piece bathroom suite
- Upvc double glazed throughout
- Warmed by gas central heating - ran from a combination boiler
- Low maintenance yard to the rear
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.89m x 3.7m (16' 1" x 12' 2") a generous reception room with 2 x Upvc double glazed windows to the front and side. Radiator. Wooden door leading to outside.

Dining Kitchen

3.7m x 4.4m (12' 2" x 14' 5") a breakfast kitchen having a range of fitted wall and base units with a rolled edge working surface that incorporates a one bowl sink and drainer. There is ample space for appliances, feature electric fire with surround, wall mounted central heating boiler and a Upvc double glazed window overlooking the rear garden.

First Floor

Bedroom One

4.56m x 2.19m (15' 0" x 7' 2") a large main bedroom with a Upvc double glazed window to the side and a radiator.

Bedroom Two

3.4m x 3.15m (11' 2" x 10' 4") maximum measurement. with a Upvc double glazed window to the front and a radiator.

Bedroom Three

2.79m x 2.5m (9' 2" x 8' 2") with a Upvc double glazed window to the side and a radiator.

Bathroom

a fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and a panelled bath. Splash back tiled to compliment.

Outside

Yard

Low maintenance rear yard.