



116 Holcombe Drive, Burnley, Lancashire
BB10 4BH



PROPERTY DESCRIPTION

We are delighted to offer for sale, this beautifully presented two double bedroom property, found just a short drive from Burnley town centre. The accommodation is sure to catch the eye of anyone looking for their first home, and comprises of: an open plan lounge/dining room, modern fitted kitchen, two first floor double bedrooms and a modern two piece shower room with separate W/C. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a useful storage room located off the porch. Low maintenance rear garden with paved patio. Council Tax - Band A. EPC - TBC. Early viewing is considered a must!

FEATURES

- Beautifully presented accommodation on offer
- Ideal for anyone looking for their first home
- Popular central location - just a short drive to Burnley town centre
- Offered for sale with no onward chain - vacant possession
- One welcoming open plan reception room
- Modern fitted kitchen
- Two first floor double bedrooms
- Modern two piece bathroom suite with separate W/C
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear garden
- Council Tax - Band A
- EPC - TBC
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Entrance Hallway

Open Plan Lounge/Dining Room

Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband coverage is offered by a number of providers, and ultrafast is available.

EPC - TBC

Council Tax - Band A

