

£140,000 Leasehold



33 Howard Street, Burnley, Lancashire  
BB11 4BJ



## PROPERTY DESCRIPTION

!! Immaculately presented throughout !! This stunning two bedroom mid mews property is located on a popular modern build development, and is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: one welcoming reception room, an eye catching modern dining kitchen, downstairs W/C, two first floor double bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is off road parking to the front in the form of a driveway, and a beautifully presented garden to the rear with 'Indian' stone paving immediately adjoining the rear of the property. EPC - B. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Immaculately presented throughout
- Stunning mid mews property on offer
- Popular location - ideal for the local motorway network
- Sure to catch the eye of anyone looking for their first home
- One welcoming reception room
- Eye catching dining kitchen
- Downstairs W/C
- Two double bedrooms to the first floor
- Modern three piece bathroom suite
- Off road parking - in the form of a driveway
- Beautifully presented rear garden with Indian stone paving
- Warmed by gas central heating - ran from a modern combination boiler
- EPC - B
- Council Tax - Band A
- Early viewing a must!







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

3.9m x 3.6m (12' 10" x 11' 10")

#### Dining Kitchen

3.9m x 3.7m (12' 10" x 12' 2")

#### Downstairs W/C

### First Floor

#### Bedroom One

3.7m x 3.3m (12' 2" x 10' 10")

#### Bedroom Two

3.7m x 2.7m (12' 2" x 8' 10")

#### Bathroom



### Outside

#### Outside

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is TBC.

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 services are offered by a number of companies and ultrafast is available.

EPC - B

Council Tax - Band A

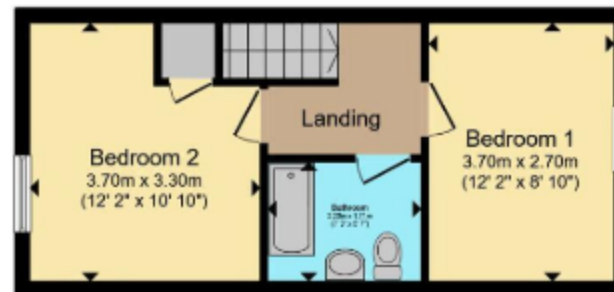


| Energy Efficiency Rating                    |   | Current                    | Potential                                                                             |
|---------------------------------------------|---|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                            |                                                                                       |
| (92+)                                       | A |                            | 96                                                                                    |
| (81-91)                                     | B |                            |                                                                                       |
| (69-80)                                     | C |                            |                                                                                       |
| (55-68)                                     | D | 82                         |                                                                                       |
| (39-54)                                     | E |                            |                                                                                       |
| (21-38)                                     | F |                            |                                                                                       |
| (1-20)                                      | G |                            |                                                                                       |
| Not energy efficient - higher running costs |   |                            |                                                                                       |
| England, Scotland & Wales                   |   | EU Directive<br>2002/91/EC |  |

## FLOORPLAN



**Ground Floor**



**First Floor**