JonSimon
Estate Agents

£89,995 Freehold



70 Holcombe Drive, Burnley, Lancashire
BB10 4BH






PROPERTY DESCRIPTION

We are delighted to offer for sale, this well presented three 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 third well proportioned single bedroom with a modern three piece shower room. The property is warm air heating and is Upvc double glazed throughout. There is a useful storage room located off the porch and a downstairs W/C. Low maintenance rear garden with paved patio and mature planting. Council Tax - Band A. EPC - TBC. Early viewing is considered a must!

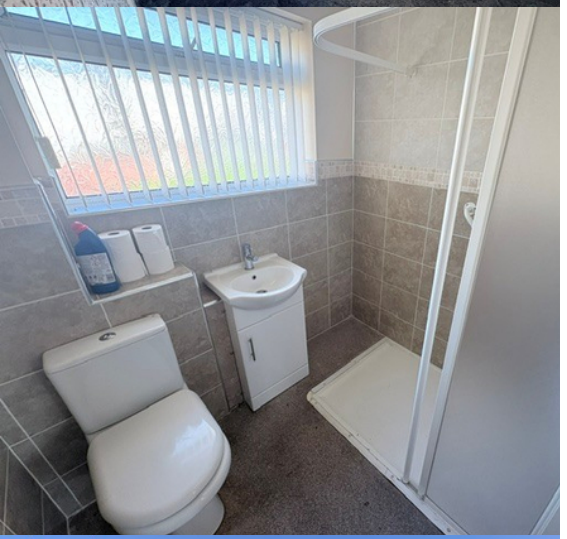


FEATURES

- Offered for sale with no onward chain - vacant possesion
- Located a short drive from Burnley town centre
- Ideal for anyone looking for their first home
- Well presented accommodation on offer
- Open plan sitting room and dining room just off
- Fitted kitchen
- Three well proportioned bedrooms to the first floor
- Modern three piece shower room
- Downstairs W/C
- Heated by warm air heating
- Double glazed throughout
- Well maintained rear garden with mature planting
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!









ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room
13' 07" x 10' 08" (4.14m x 3.25m)

Dining Room
12' 06" x 8' 05" (3.81m x 2.57m)

Kitchen
11' 04" x 8' 05" (3.45m x 2.57m)

First Floor

Bedroom One
11' 05" x 10' 01" (3.48m x 3.07m)

Bedroom Two
10' 02" x 10' 09" (3.10m x 3.28m)

Bedroom Three
9' 05" x 7' 09" (2.87m x 2.36m)

Shower Room

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 services are offered by a number of companies, and ultrafast is available.
EPC - TBC
Council Tax - Band A