



25 Howard Street, Burnley, Lancashire
BB11 4BJ



PROPERTY DESCRIPTION

!! The perfect first home !! This beautifully presented three bedroom semi detached home is found just a short drive from the local motorway network, and is sure to catch the eye of anyone looking for their first home. The modern accommodation comprises of: one large reception room, an eye catching modern dining kitchen, downstairs W/C, three first floor bedrooms - the main bedroom benefitting from a three piece en-suite shower room and a modern three piece bathroom suite. There is a well maintained garden to the rear and ample off road parking to the front. EPC - B. Council Tax - Band B. Early viewing is considered a must!

FEATURES

- The perfect first home
- Beautifully presented accommodation on offer
- Offered for sale with no onward chain
- Close proximity to the local motorway network
- One generous reception room
- Eye catching modern dining kitchen
- Downstairs W/C
- Three first floor bedrooms
- The main bedroom benefitting from a three piece en-suite shower room
- Modern three piece bathroom suite
- Well maintained garden to the rear
- Ample off road parking to the front
- EPC - B
- Council Tax - Band B
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.49m x 3.59m (14' 9" x 11' 9")

Dining Kitchen

3.67m x 3.52m (12' 0" x 11' 7")

Downstairs W/C

First Floor

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Outside

Garden

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 £*****

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

The property is located in an area considered low risk for surface water flooding.

EPC - B

Council Tax - Band B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			