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12 Hobart Street
Burnley
BB11 3DQ



For Sale

- Mid-Terrace
- Two Bedrooms
- Kitchen/Diner
- Gas Central Heating
- UPVC Double Glazing

Offers In The Region Of £60,000

- Popular Residential Location
- Ideal For Landlords & Investors
- Tax Band - A
- EPC - D



Set in an established and popular residential area of Burnley providing an ideal investment opportunity for landlords, this traditional stone built mid terrace house occupies a level position within comfortable walking distance of local bus routes and Burnley town centre.

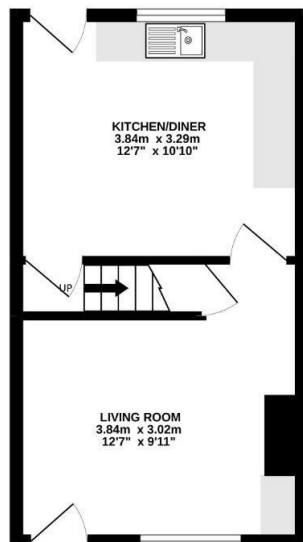
The property is arranged over two floors and briefly comprises to the ground floor: a generous lounge as you enter through a UPVC front door with a useful under stair storage cupboard. Through to the rear is a large kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces, stainless steel sink and a large window overlooking the rear yard.

A staircase from the kitchen ascends to a central landing leading to two double bedrooms located to the front and rear of the property, the latter benefitting from a useful over stair storage cupboard. The bathroom houses a three piece suite in white comprising a low level WC, pedestal wash basin and a panelled bath with an overhead shower.

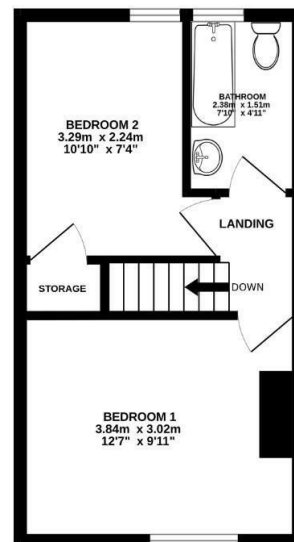
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear.

GROUND FLOOR
26.6 sq.m. (287 sq.ft.) approx.



1ST FLOOR
25.9 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA: 52.6 sq.m. (566 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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