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13 Hughes Street  
Burnley  
BB11 2HN



For Sale

£65,000

- Mid-Terrace
- Two Bedrooms Plus Office Room
- Close To Burnley Town Centre
- Ideal For First Time Buyers
- Investment Property

- Gas Central Heating
- UPVC Double Glazing
- Tax Band - A
- EPC - E
- Freehold



\*\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTMENT OPPORTUNITY \*\*\*

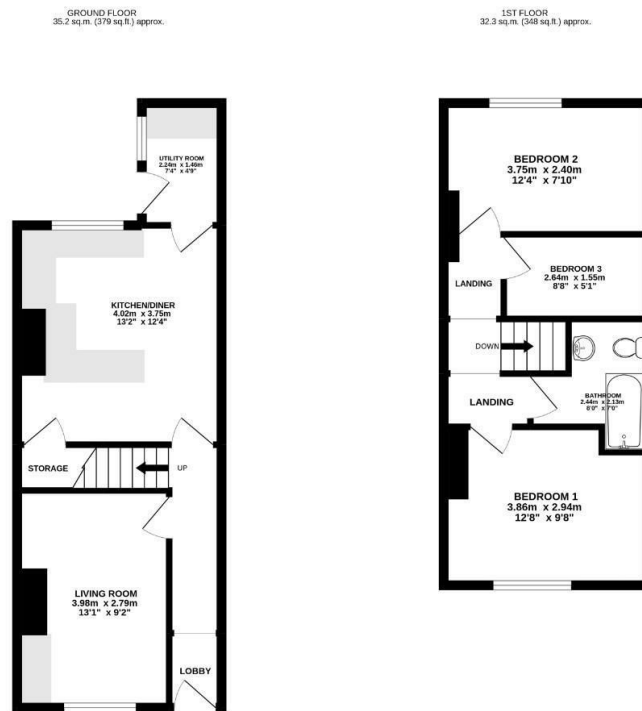
Situated close to the heart of Burnley Town Centre is this deceptively spacious two bedroom mid-terrace property.

The property is arranged over two floors and briefly comprises to the ground floor: an entrance lobby and hallway as you enter through the UPVC front door. To the left is a living room boasting a large window letting in an abundance of natural light and shelves built within the alcoves. A central staircase ascends to the first floor and to the rear is a fitted kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, stainless steel sink and a useful under stair storage cupboard. Adjoining the kitchen is a handy utility room with plumbing for a washing machine and space for a tumble dryer.

To the first floor is a central landing leading to two well proportioned bedrooms located to the front and rear of the property, a third room ideal for an office and a bathroom housing a three piece suite comprising a low level WC, pedestal wash basin and a panelled bath with overhead shower.

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

Externally to the front of the property is a generous garden and to the rear is an enclosed yard.



TOTAL FLOOR AREA - 67.6 sq.m (727 sq ft) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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