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26 Hobart Street
Burnley
BB11 3DQ



For Sale

Price £60,000

- Terraced House
- Two Bedrooms
- One Reception Room
- Modern Kitchen/Diner
- Family Bathroom

- Quiet Location
- Close To Transport Links
- Near To Amenities
- Tax Band A
- Viewings Recommended



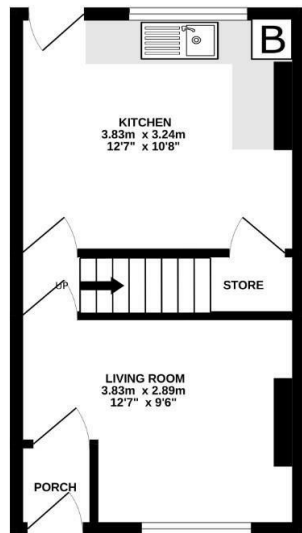
This is a great opportunity to own a two-bedroom terraced house. Located in the Burnley area on Hobart Street, close to schools, amenities, and transport links. This property would be perfect for first-time investors or long time investors looking for an easy addition to their portfolio.

The property is split over two floors. The ground floor comprises of one reception room and a modern kitchen/diner. The reception room is light and airy with an exposed brick wall painted white. Also included in the reception room is a porch. The kitchen/diner houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, an integrated extractor fan, red tiled splash back and many spaces for additional appliances. There is a walk-in pantry located under the stairs.

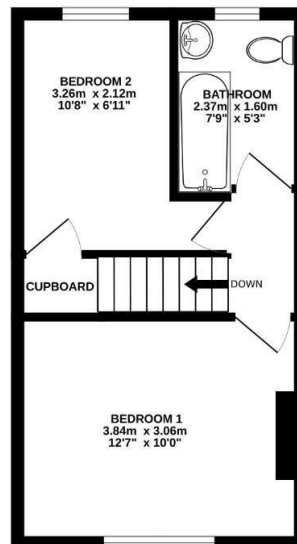
The first floor includes two double bedrooms and a family bathroom. One of the double bedrooms has the benefit of a walk-in wardrobe. The bathroom comprises a three-piece white suite, a full standing wash basin, a paneled bath with an overhead shower, and a low-level W.C.

To the rear of the property is a small yard. The entire property benefits from great storage space and the modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!

GROUND FLOOR
26.1 sq.m. (281 sq.ft.) approx.



1ST FLOOR
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA: 53.4 sq.m. (574 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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