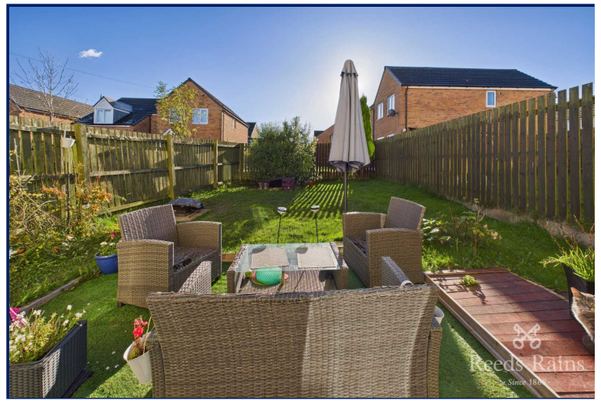
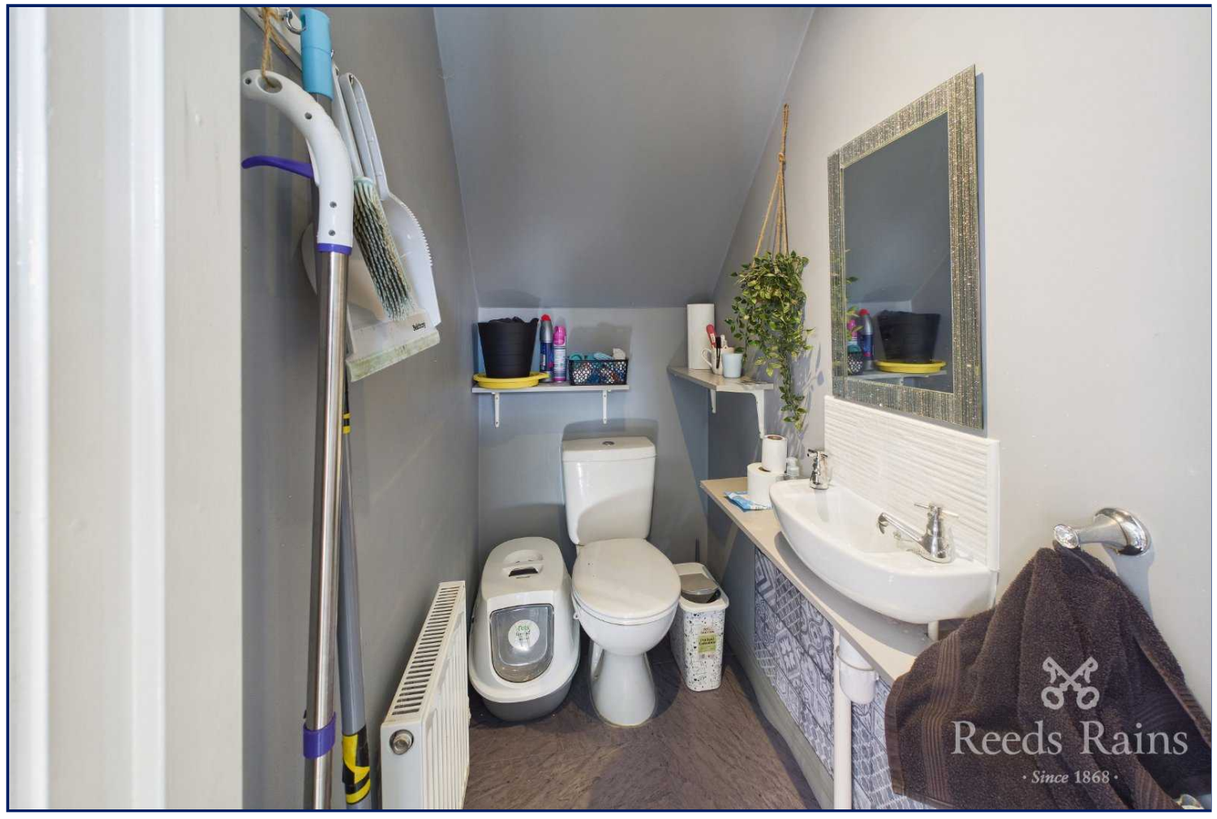




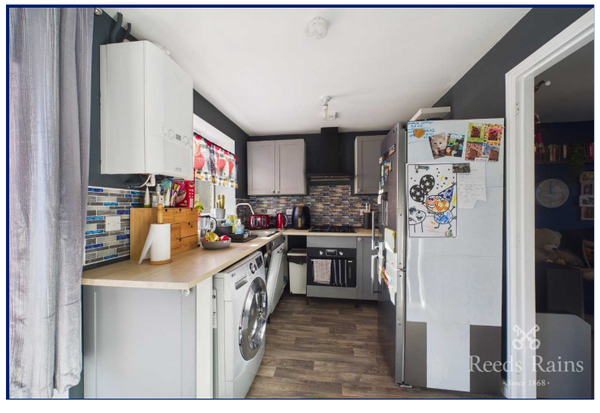












New Hall Street, Burnley,
Lancashire, BB10

Asking Price: £160,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

New Hall Street, Burnley, Lancashire, BB10

Asking Price: £160,000 Leasehold

Council Tax Band: B
EPC Rating: TBC

Attractive Three Bedroom Townhouse – Ideal First Time Buy – No Onward Chain!
An excellent opportunity to purchase this well-presented three-bedroom townhouse, ideally suited to first-time buyers, young families or those looking to take their first step onto the property ladder.
The property offers spacious and versatile accommodation throughout, comprising three good-sized bedrooms and providing plenty of room for modern day living. Externally, the property benefits from a private rear...

Hallway
Gas central heating radiator, stairs to first floor, laminate flooring.

Lounge
10' x 15'3" (3.05m x 4.65m)
Spacious lounge with Upvc double glazed window to the front aspect, gas central heating radiator, storage cupboard,Tv point, laminate flooring.

Downstairs cloakroom/ WC
WC, wash hand basin, gas central heating radiator.

Dining kitchen
13'6" x 7'10" (4.11m x 2.4m)
Fitted with a range of wall and base units with contrasting work surfaces, Tiled splashbacks, integrated electric oven and gas hob with extractor hood, space for washing machine and fridge freezer, Upvc double glazed window, gas central heating radiator, Upvc French doors leading out onto the rear garden, Under stairs storage cupboard.

Stairs and landing
Gas central heating radiator, loft access.

Bedroom One
9'5" x 16'11" (2.87m x 5.16m)
Upvc double glazed windows, gas central heating radiators, laminate flooring, Tv point.

Bedroom Two
13'9" x 11'7" (4.2m x 3.53m)
Upvc double glazed window, gas central heating radiator, laminate flooring, Tv point.

Bedroom Three
6'11" x 11'7" (2.1m x 3.53m)
Upvc double glazed window, gas central heating radiator, laminate flooring, Tv point.

Bathroom
Panelled bath with shower attachment, WC, pedestal wash hand basin, Upvc double glazed window, gas central heating radiator.

Garage
Up and over door

External
To the front of the property is a lawned area with driveway leading to Integral garage. At the rear of the property is a garden which is mainly laid to lawn.

Council tax band B

Tenure Leasehold

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk