



3 Bed Terraced

£110,000 Leasehold

Wordsworth Street, Burnley, BB12

**Key Features**

Three bedrooms • Large living space • Rear yard with outhouse • Boarded loft space • Quiet street

## Full Description

Townhouse are delighted to offer for sale this well presented, three bedroom terraced property, which would make a perfect first time home or buy to let investment.

Situated on a very quiet street in the popular village of Hapton, with easy access to Manchester via the A56 which leads to the M66 and M60, the property also boasts convenient access to the M65 and rail links can be accessed from Hapton train station.

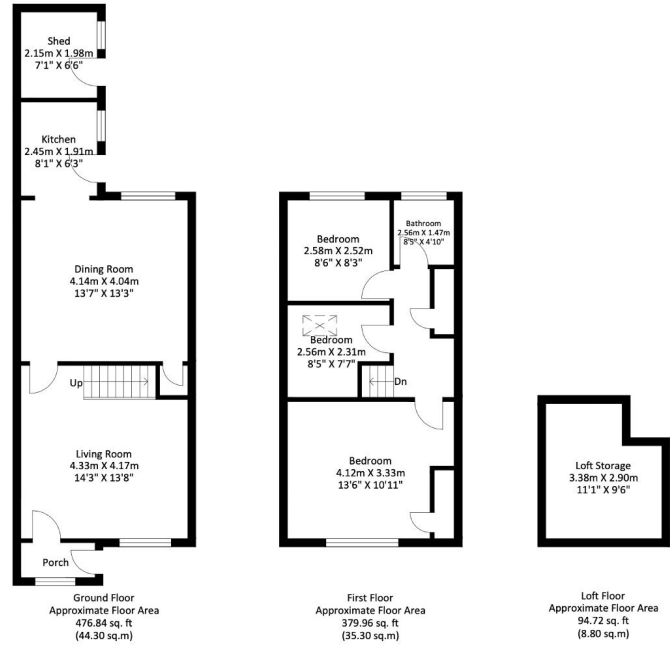
Well maintained throughout, accommodation briefly comprises a front living room, a large dining room and kitchen to the rear, with three bedrooms and bathroom with shower over the bath to the first floor and a large boarded loft room in the attic. To the outside rear, there is an enclosed yard, an outhouse currently used for laundry facilities and gated access to the back street.

Other benefits include gas central heating and double glazing,

Viewing is highly recommended!



48 Wordsworth St Hapton, Burnley BB12 7JX



Approximate Gross Internal Area = 88.40 sq m / 951.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.