



Imperial Court, Burnley, BB12 0PQ

Auction Guide £45,000

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Ground Floor

Entrance Hallway

Intercom, alarm system, central heating radiator and doors to living kitchen diner, two bedrooms and bathroom.

Living Kitchen Diner

17' x 16'10 (5.18m x 5.13m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect surfaces, inset stainless steel sink with drainer and mixer tap, electric oven with gas hob, extractor hood, space for washing machine and fridge freezer, boiler.

Bedroom One

14' x 11' (4.27m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)

UPVC double glazed window and central heating radiator.

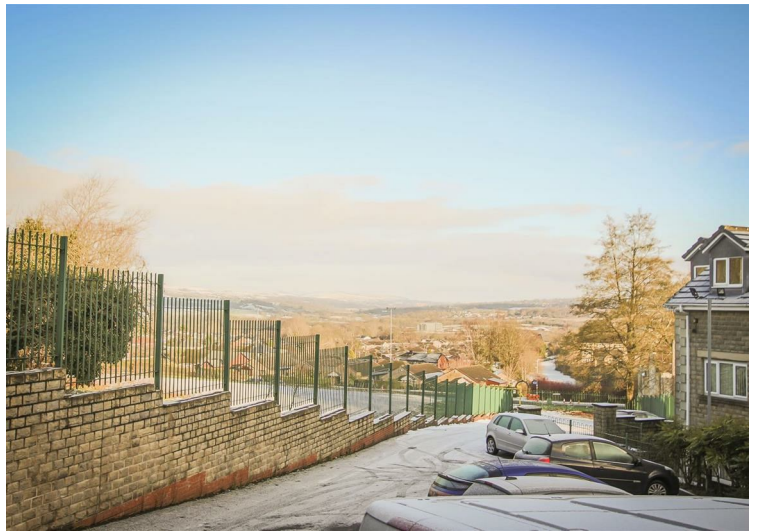
Bathroom

7'9 x 5'9 (2.36m x 1.75m)

Central heating towel rail, three piece suite comprising: dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, vinyl flooring and extractor fan.

External

Gated access, allocated parking and communal gardens.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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