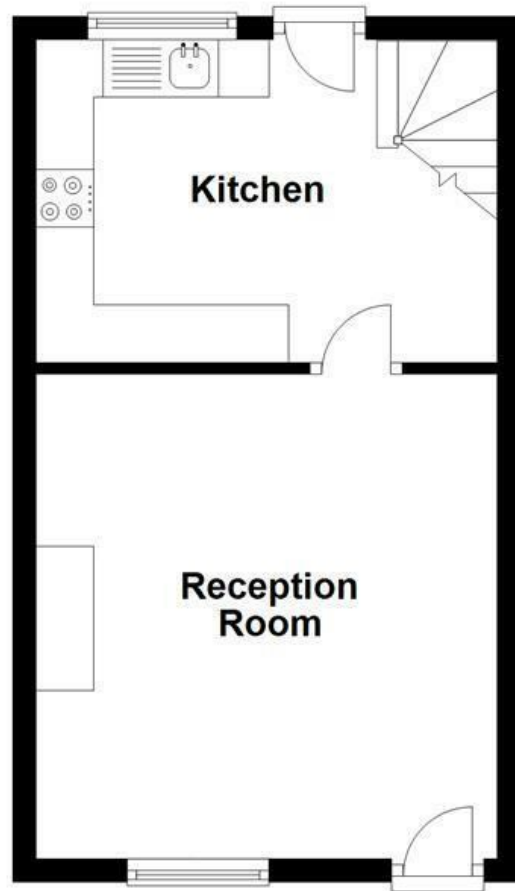
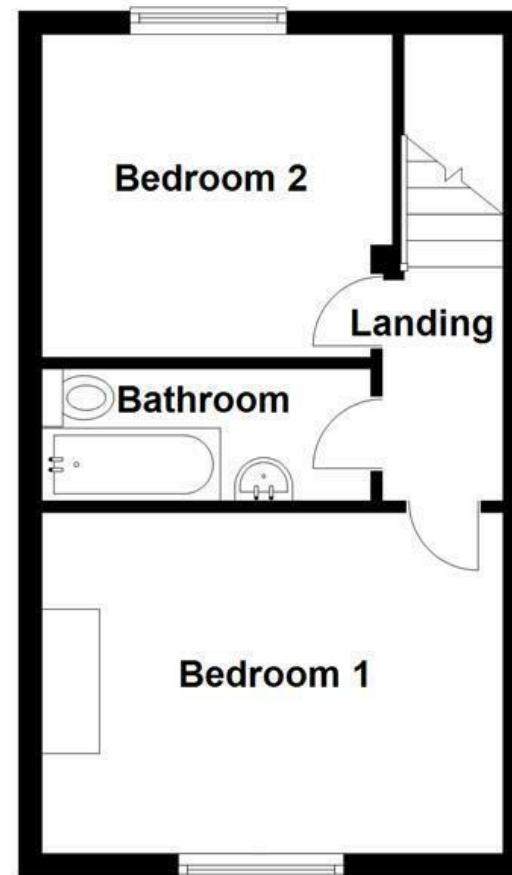


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Grange Street, Burnley, BB11 4JZ

£59,500

A LOVED TWO-BED TERRACED HOME

Nestled in the heart of Burnley, Lancashire, this charming two-bedroom mid-terrace house on Grange Street is a delightful find. With one reception room and a bathroom, this property offers a cosy and inviting space for you to call home.

The house presents a fantastic opportunity for those looking to add their personal touch to a property. The ample space available allows for creativity and customization, making it a perfect canvas for your dream home.

One of the highlights of this property is the access to the rear, providing a private outdoor space where you can relax and unwind. Whether it's enjoying a morning coffee or hosting a summer barbecue, the possibilities are endless.

This home is not only ideal for first-time buyers but also a great option for investors looking to expand their portfolio. Its convenient location offers easy commuting options and is in close proximity to local schools, making it a practical choice for families.

Don't miss out on the opportunity to own this lovely terraced home in a sought-after location. Book a viewing today and envision the endless possibilities this property has to offer.

Grange Street, Burnley, BB11 4JZ

£59,500



- Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- One Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room

13'9 x 13'1 (4.19m x 3.99m)

Composite entrance door, UPVC double glazed window, central heating radiator, storage cupboards and door to kitchen.

Kitchen

13'1 x 9'2 (3.99m x 2.79m)

UPVC double glazed window, central heating radiator, wood wall and base units. laminate worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor fan, tiled floor. stairs to first floor and composite door to rear.

First Floor

Landing

13'3 x 3'5 (4.04m x 1.04m)

Loft access, smoke detector and doors to two bedrooms and bathroom.

Bedroom One

13'1 x 9'8 (3.99m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 9'2 (3.05m x 2.79m)

UPVC double glazed window, central heating radiator and storage cupboard containing Glowworm boiler.

Bathroom

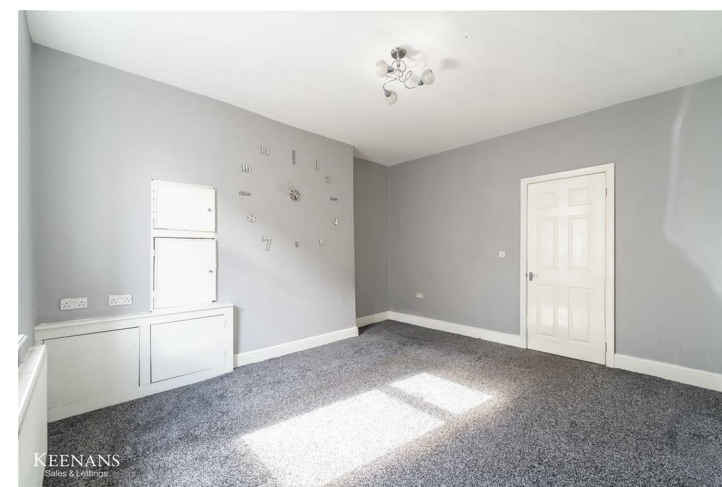
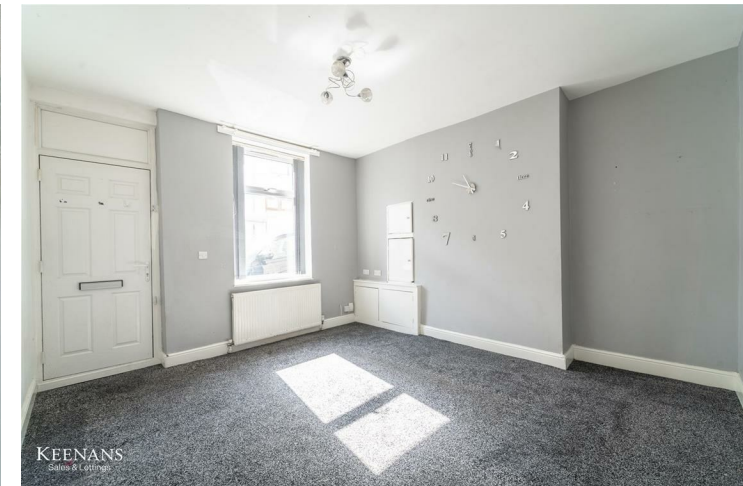
9'4 x 3'9 (2.84m x 1.14m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric freed shower over, extractor fan, part tiled elevation and vinyl flooring.

External

Rear

Enclosed concrete yard.



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