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& **BELL**



**94 Lowerhouse Lane, Burnley**

Fixed Price **£115,000**



## 94 Lowerhouse Lane

Burnley, Burnley

Charming 3-bed mid-terraced house in Lowerhouse. Traditional character meets modern convenience. Two reception rooms, well-appointed bedrooms, tastefully designed bathroom. Recent re-wire, leasehold, perfect for first-time buyers or investors. Council tax band A, EPC grade C.

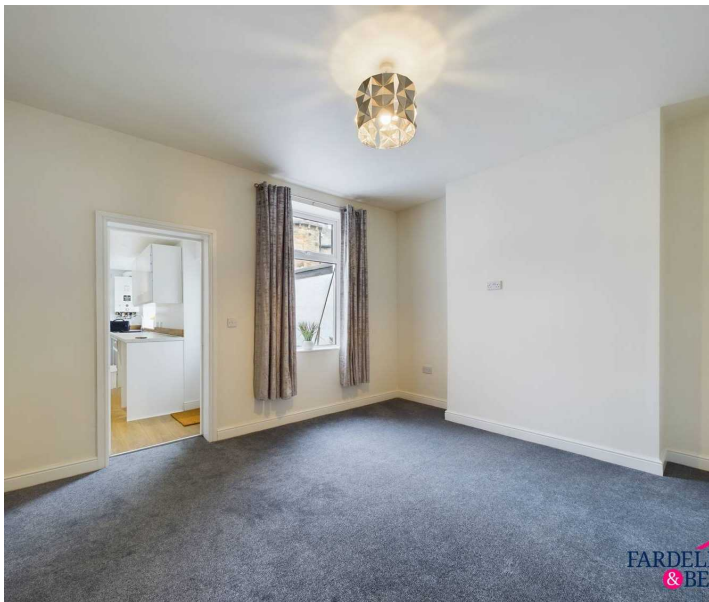
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 Bedrooms
- 2 Reception Rooms
- Three piece bathroom
- Recent re-wire
- Leasehold
- Council tax band A
- EPC Grade C



**Entrance Hallway**

13' 5" x 3' 0" (4.10m x 0.91m)

**Reception Room 1**

10' 1" x 9' 2" (3.08m x 2.79m)

**Reception Room 2**

11' 8" x 12' 7" (3.55m x 3.84m)

**Kitchen**

15' 1" x 5' 3" (4.61m x 1.61m)

**Landing**

5' 3" x 7' 1" (1.59m x 2.15m)

**Bedroom 1**

10' 0" x 13' 1" (3.06m x 3.98m)

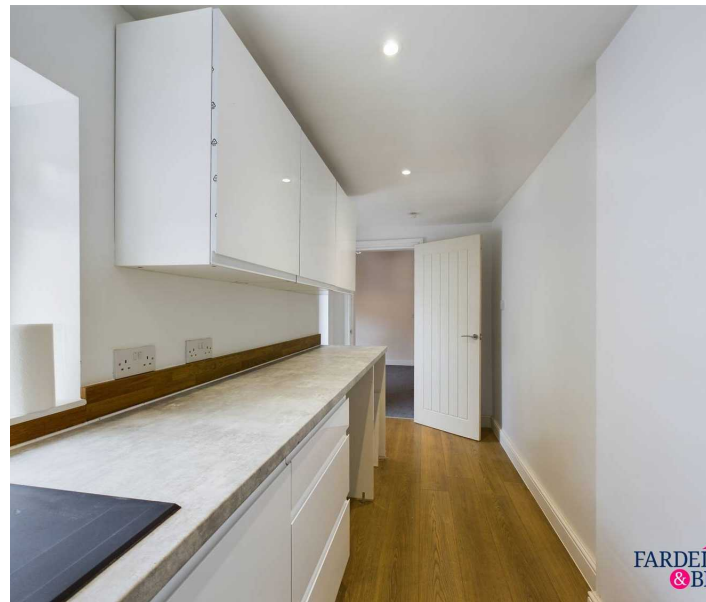
**Bathroom**

5' 5" x 6' 1" (1.64m x 1.85m)

**Bedroom 2**

8' 10" x 6' 9" (2.68m x 2.06m)

**Bedroom 3**





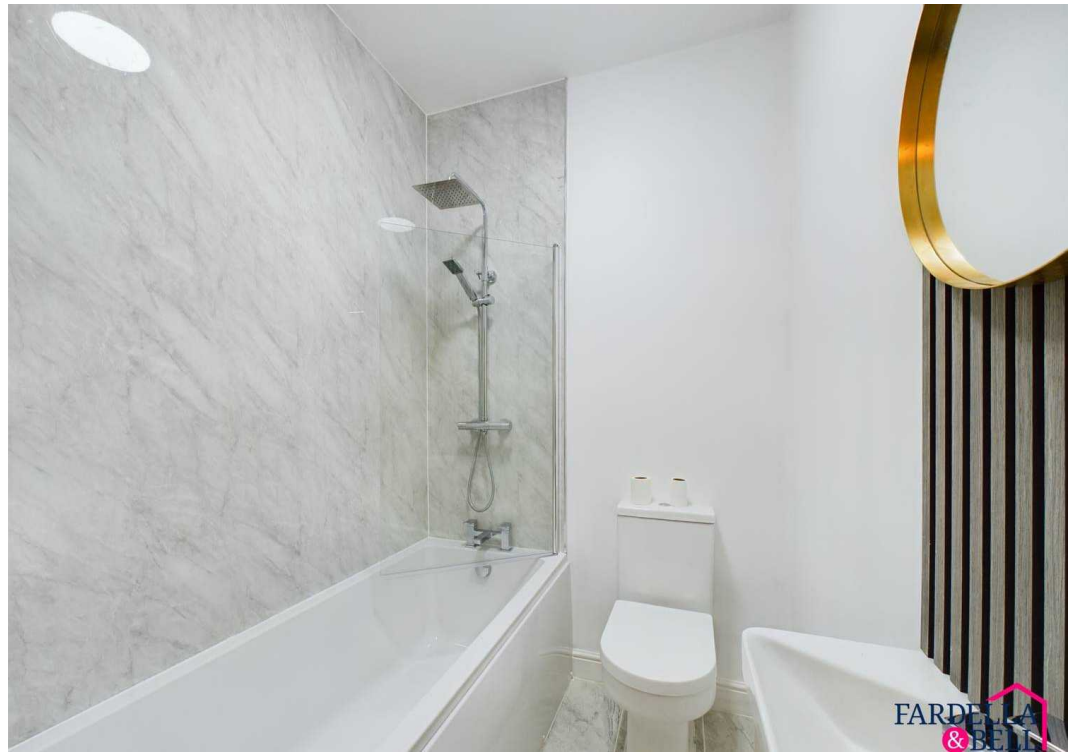
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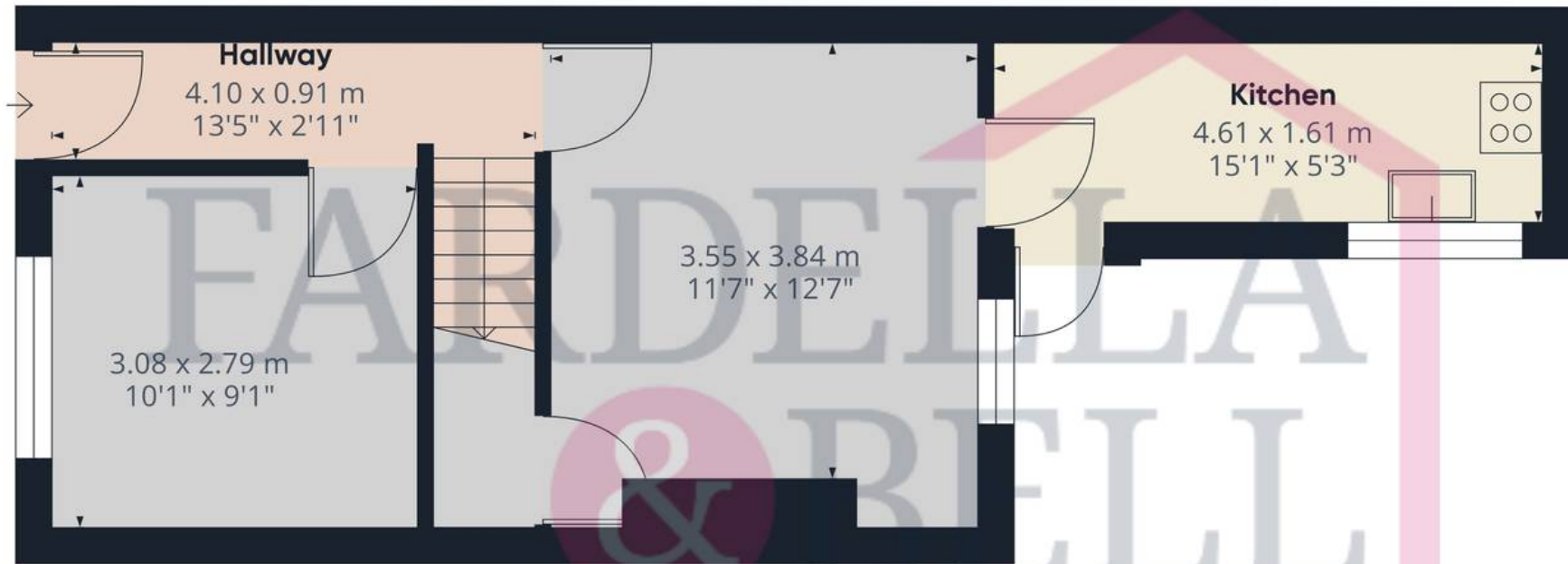
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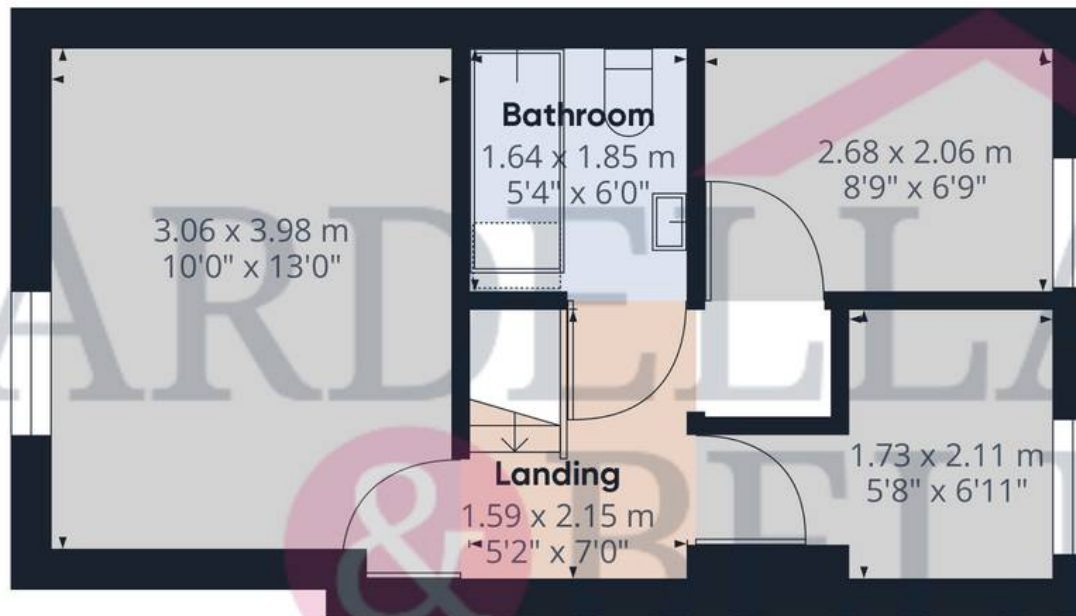


Floor 0

Approximate total area<sup>(1)</sup>

65.75 m<sup>2</sup>

707.73 ft<sup>2</sup>



Floor 1

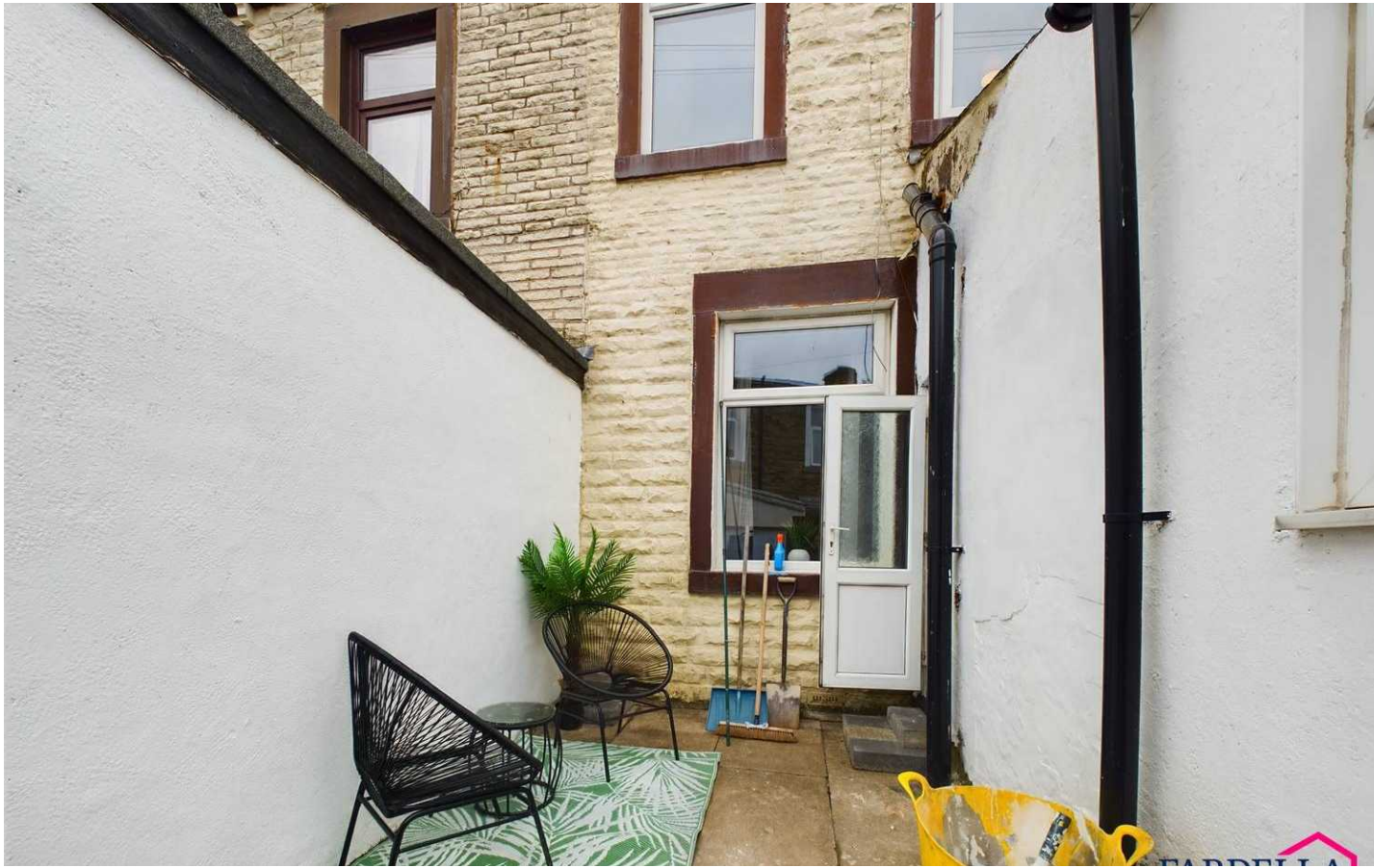
(1) Excluding balconies and terraces

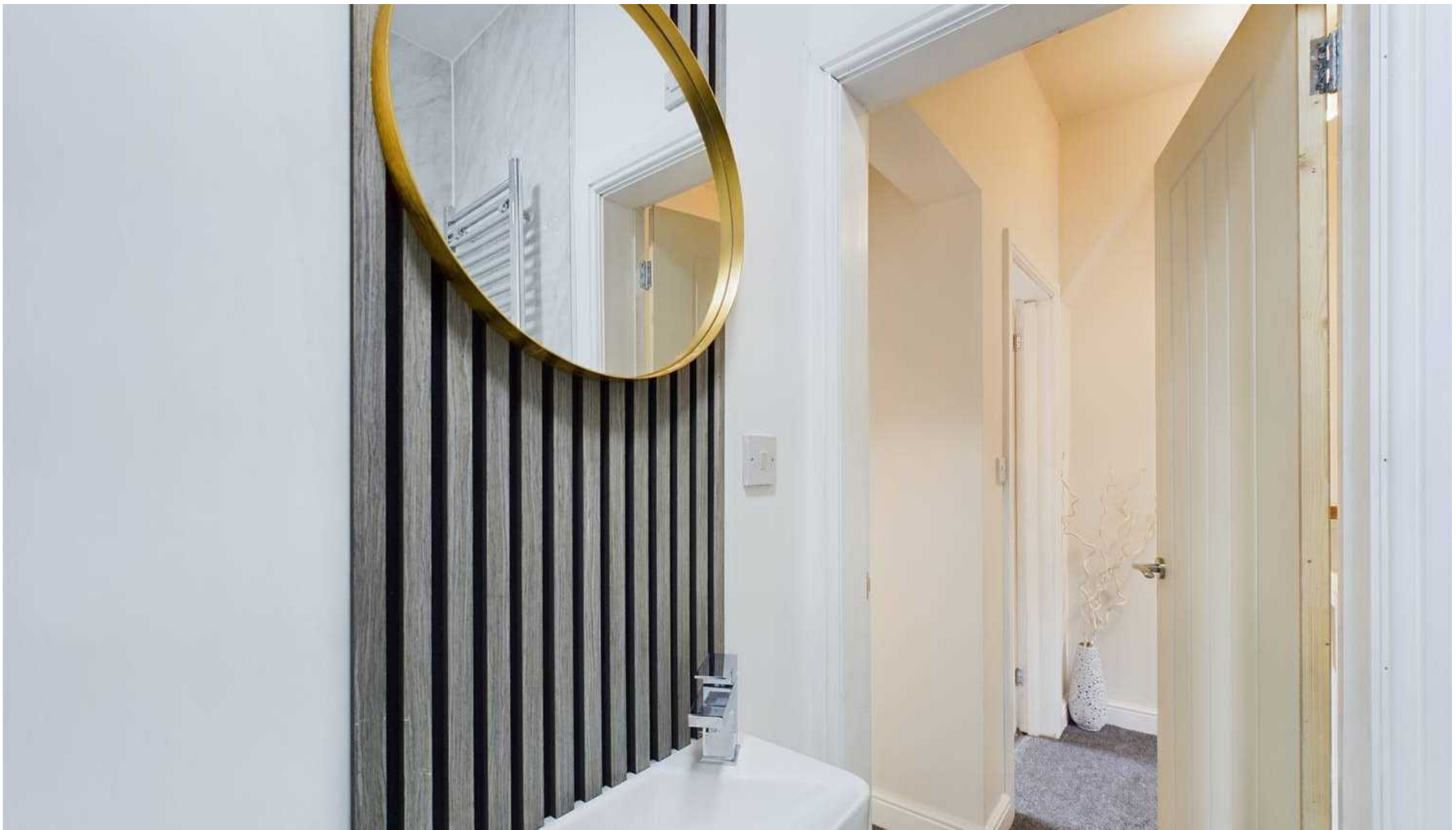
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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