

31 Dorset Street, Burnley, BB12 6HT

Price £110,000

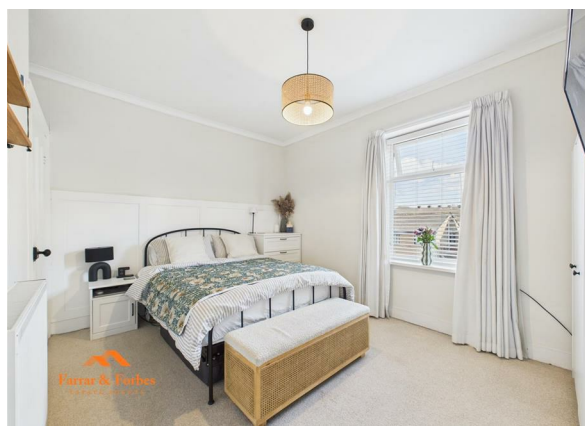
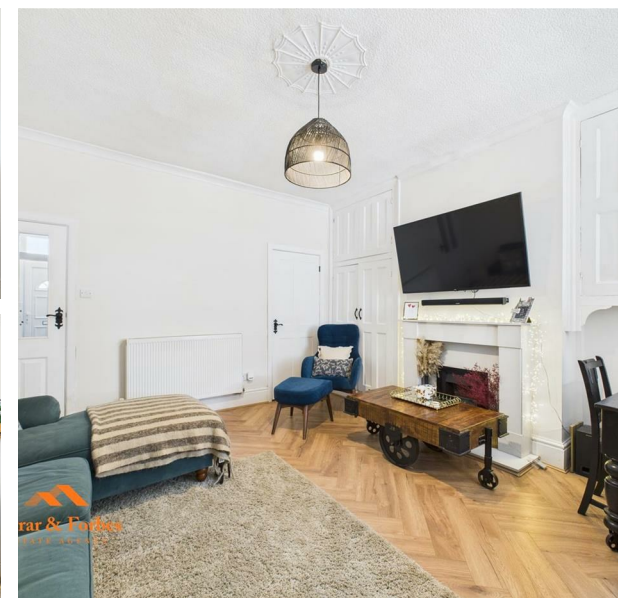
Council Tax Band: A



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Located in a family-friendly neighborhood, this home is just a short walk from local nurseries, schools, and a park, making it an ideal choice for families. Imagine morning strolls or quick school runs – all just steps away.

Inside, a welcoming vestibule leads you to a bright hallway, setting the tone for the elegant interiors. The front lounge is a perfect for relaxing, featuring plush champagne carpets, intricate plaster coving, and a stunning rose centerpiece

The spacious living and dining area at the rear is an entertainer’s dream. It continues the sophisticated herringbone flooring from the hallway, and its cosy gas fire with a marble surround makes every gathering feel special. Storage is plentiful with cupboards in both alcoves.

Step into the sleek, extended kitchen. With matching wall, base, and drawer units equipped with soft-close fittings and black handles, it combines style and function effortlessly. Cook with ease using the integrated gas hob and electric oven, as well as a freestanding fridge/freezer. Recent upgrades include a brand-new roof over the kitchen, ensuring peace of mind.

Upstairs, the main bedroom is a serene retreat. It comfortably fits a king-sized bed while offering ample storage with a fitted wardrobe. The second bedroom, equally spacious, boasts its own fitted wardrobe and delightful canal views – a perfect space for family or guests.

The bathroom is a modern sanctuary, featuring a three-piece suite with a low-level WC, a pedestal hand wash basin, and a P-shaped bath with an overhead shower. The sleek grey tile splashback adds a touch of sophistication.

This property is packed with additional features – a boiler under five years old, newly re-roofed kitchen, CCTV for enhanced security, and an exterior that has been professionally pointed and sandblasted for lasting curb appeal.



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