



2 Old Laund Street, Burnley, BB12 9EN
£144,500

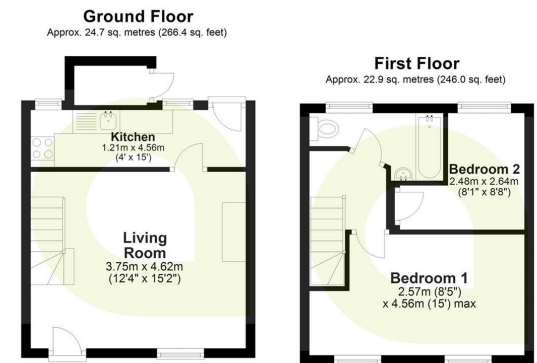


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Ideal first time buy or downsizing property in the heart of Fence village.

This immaculately refurbished two bedroomed mid terraced cottage would make the ideal starter home or downsize. Recently fully refurbished throughout and located in the highly sought after village of Fence, within easy reach to local amenities, eateries, transport links and country walks, this beautiful cottage is the ideal settlement and is truly a house that you can call you home. Offering a fantastic private rear yard with Indian stone seating area and on the doorstep to all amenities Fence has to offer, early viewing is highly recommended.

The property comprises briefly to the ground floor of; lounge with staircase to first floor and decorative fireplace, modern fitted galley kitchen facility and an external utility/store room to the rear. To the first floor is a generous double bedroom, single bedroom and a three-piece family bathroom suite. Externally, the property has on street parking to the front elevation and a beautifully finished fenced rear garden with gravelled and Indian flagged seating areas with gated access to the side.



Total area: approx. 47.6 sq. metres (512.4 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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