

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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.

Plumbe Street, Burnley, BB11 3AW

£85,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located on Plumbe Street in the heart of Burnley. This delightful property offers a perfect blend of comfort and versatility, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern galley kitchen is well-equipped and designed for convenience, making meal preparation a pleasure. The property features two cosy bedrooms, providing a restful retreat at the end of the day. Additionally, the shower room is contemporary and functional, catering to your daily needs.

One of the standout features of this home is the versatile loft space, which can be adapted to suit your lifestyle. Whether you envision it as a home office, a playroom, or additional storage, the possibilities are endless.

Outside, the rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues. The location on Plumbe Street provides easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

This mid-terrace house is a wonderful opportunity to create a comfortable home in a vibrant community. Don't miss your chance to view this property and discover all it has to offer.

Plumbe Street, Burnley, BB11 3AW

£85,000



- Mid Terrace Property
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- EPC Rating C
- Two Bedrooms & Attic Room
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- On Street Parking
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)

Reception Room One

12'11 x 11'10 (3.94m x 3.61m)

Reception Room Two

12'11 x 12'8 (3.94m x 3.86m)

Kitchen

10'4 x 5'8 (3.15m x 1.73m)

First Floor

Landing

6' x 5'10 (1.83m x 1.78m)

Bedroom One

12'4 x 11'11 (3.76m x 3.63m)

Bedroom Two

15'9 x 6'1 (4.80m x 1.85m)

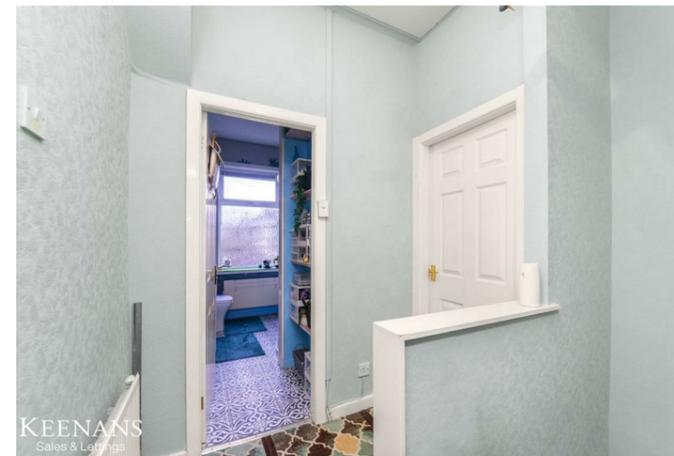
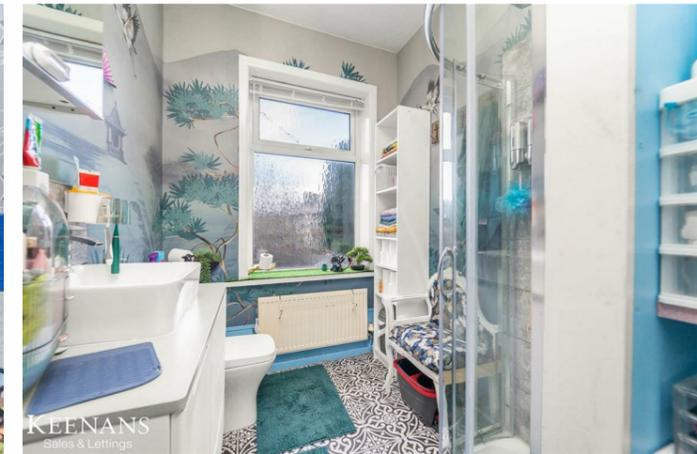
Shower Room

9'7 x 6' (2.92m x 1.83m)

Second Floor

Attic Room

11'1 x 10'6 (3.38m x 3.20m)



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