



2 Bedrooms

House

Offers Over

£89,999

Located in

Burnley



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38 Fraser Street

Burnley | | BB10 1UL



Nestled in the desirable area of Fraser, Burnley, this well-presented two-bedroom house is an excellent opportunity for both first-time buyers and savvy investors. The property is conveniently located near local amenities, the hospital, and boasts excellent transport links, making it an ideal choice for those seeking a vibrant community.

Upon entering, you will find a spacious reception room that serves as a perfect space for relaxation or entertaining guests. The well-proportioned kitchen complements the living area, providing a functional space for culinary pursuits. With two bathrooms, this home offers added convenience, catering to the needs of modern living.

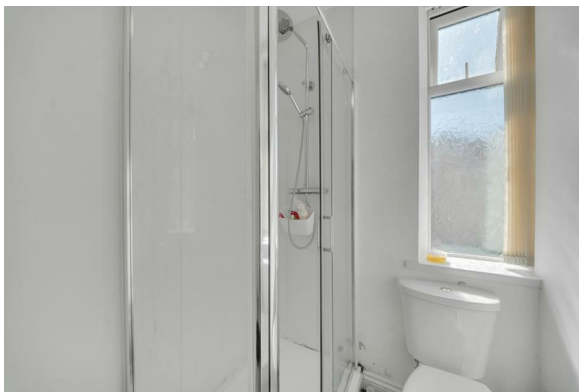
The two generously sized bedrooms provide comfortable accommodation, making it suitable for families or potential tenants. Each room is designed to maximise space and light, ensuring a welcoming atmosphere throughout the home.

Externally, the property enjoys a prime location with easy access to nearby shops, schools, and public transport, enhancing the convenience of day-to-day living. This accessibility is particularly appealing for those who value a well-connected lifestyle.

Whether you are looking to step onto the property ladder or expand your investment portfolio, this home presents great potential at an attractive price point. Early viewing is highly recommended to fully appreciate the charm and practicality this property has to offer. Don't miss out on the chance to make this delightful house your new home.

38 Fraser Street


£89,999



- 2 spacious bedrooms
- Large reception room
- Ideal for first-time buyers
- Close to local amenities
- Sought-after Burnley area
- 2 modern bathrooms
- Well-proportioned kitchen
- Great investment potential
- Near hospital and transport
- Viewing highly recommended

EPC Rating: Council Tax Band A Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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