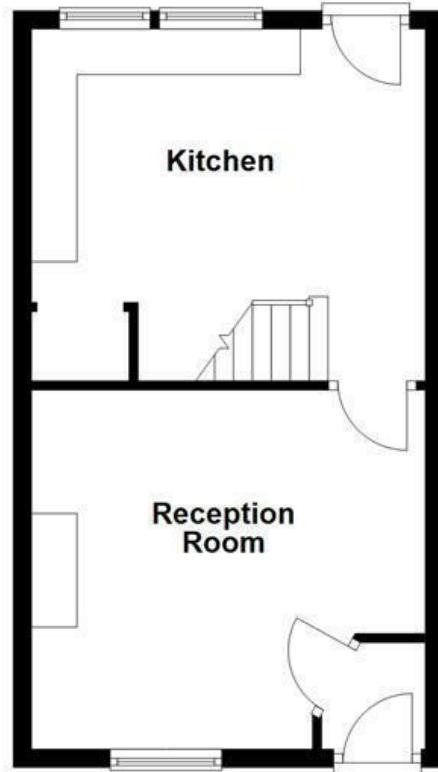
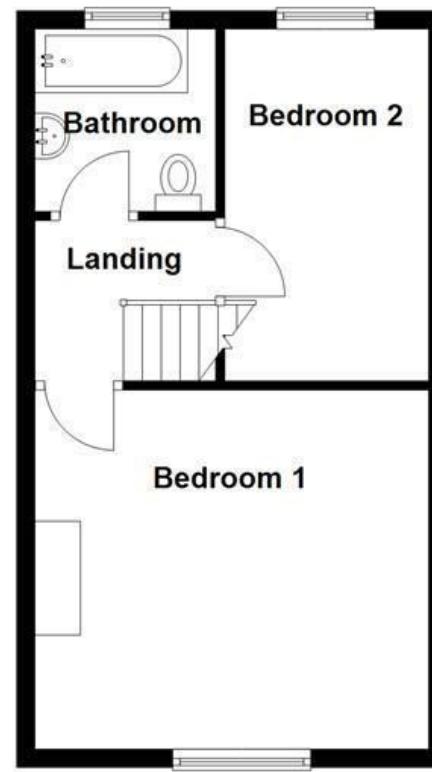


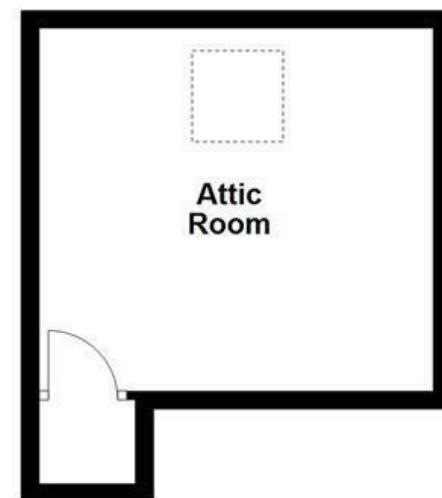
**Ground Floor**



**First Floor**



**Second Floor**



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## Dorset Street, Burnley, BB12 6HS £80,000

### TWO-BEDROOM TERRACE IN BURNLEY

Nestled on the charming Dorset Street in Burnley, this delightful house offers a perfect blend of comfort and practicality. As you step inside, you are welcomed by a generous living room that provides ample space for relaxation and entertaining. The adjoining kitchen is well-designed, making it easy to prepare meals while staying connected with family and friends.

The property boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. The well-appointed bathroom adds to the convenience of this home, ensuring that all your needs are met with ease.

Additionally, the boarded-out loft presents an excellent opportunity for extra storage or potential conversion, allowing you to tailor the space to your personal needs. This house is not just a place to live; it is a canvas for you to create your ideal home.

With its inviting atmosphere and practical layout, this property on Dorset Street is an excellent choice for those seeking a comfortable living space in a friendly neighbourhood. Don't miss the chance to make this charming house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Dorset Street, Burnley, BB12 6HS

£80,000



- Mid Terrace Property
- Fitted Kitchen
- Enclosed Rear Yard
- EPC Rating TBC

- Two Bedrooms
- Three Piece Bathroom
- Leasehold

- Spacious Reception Room
- On Street Parking
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'10 x 3'9 (1.17m x 1.14m)

### Reception Room

14'2 x 12'11 (4.32m x 3.94m)

### Kitchen

14'3 x 12'8 (4.34m x 3.86m)

## First Floor

### Landing

6'5 x 6'3 (1.96m x 1.91m)

### Bedroom One

14'3 x 12'11 (4.34m x 3.94m)

### Bedroom Two

11' x 7'2 (3.35m x 2.18m)

### Bathroom

6'7 x 6'6 (2.01m x 1.98m)

## Second Floor

### Attic Room

13'8 x 13'1 (4.17m x 3.99m)

