



## 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		
England & Wales	EU Directive 2002/91/EC	

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- 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)



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