


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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.

## Lowerhouse Lane, Burnley, BB12 6LN

£120,000

TWO BEDROOM MID TERRACE HOME WITH AN ABUNDANCE OF POTENTIAL

Located on Lowerhouse Lane in Burnley, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two inviting living areas, providing ample space for relaxation and entertaining. The fitted kitchen is well-equipped and offers a practical layout, perfect for those who enjoy cooking and family meals.

One of the standout features of this home is its rear yard, which offers a private outdoor space that can be transformed into a delightful garden or a cosy seating area for summer evenings. The property is bursting with potential, allowing new owners to add their personal touch and truly make it their own.

Conveniently located, this home is in close proximity to local schools, making it an ideal choice for families. Additionally, the nearby motorway links ensure easy access to surrounding areas, enhancing the appeal for commuters.

This property is not just a house; it is a canvas waiting for your vision. With its prime location and versatile living spaces, it is a wonderful opportunity to create a comfortable and welcoming home. Do not miss the chance to explore the possibilities that this property has to offer.

# Lowerhouse Lane, Burnley, BB12 6LN

£120,000



- Two Bedroom Mid Terrace
- Private Rear Yard
- On Street Parking
- Tenure - Leasehold
- Two Spacious Living Areas
- Full Of Potential
- EPC Rating - C
- Fitted Kitchen Suite
- Excellent Transport Links
- Council Tax Band - A

## Ground Floor

### Entrance Vestibule

4'5 x 3'2 (1.35m x 0.97m)

### Hall

9'9 x 3'2 (2.97m x 0.97m)

### Reception Room One

11'5 x 10'11 (3.48m x 3.33m)

### Reception Room Two

14'7 x 13'4 (4.45m x 4.06m)

### Kitchen

9'5 x 6'9 (2.87m x 2.06m)

## First Floor

### Landing

6'10 x 6 (2.08m x 1.83m)

### Bedroom One

14'6 x 11 (4.42m x 3.35m)

### Bedroom Two

13'5 x 7'1 (4.09m x 2.16m)

### Bathroom

10'4 x 7 (3.15m x 2.13m)

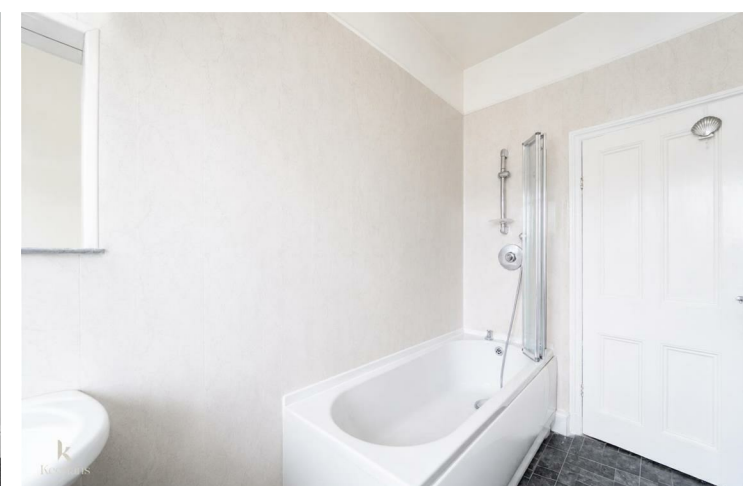
## External

### Rear

Yard with decking, outhouse/storage

### Front

Gated yard.



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