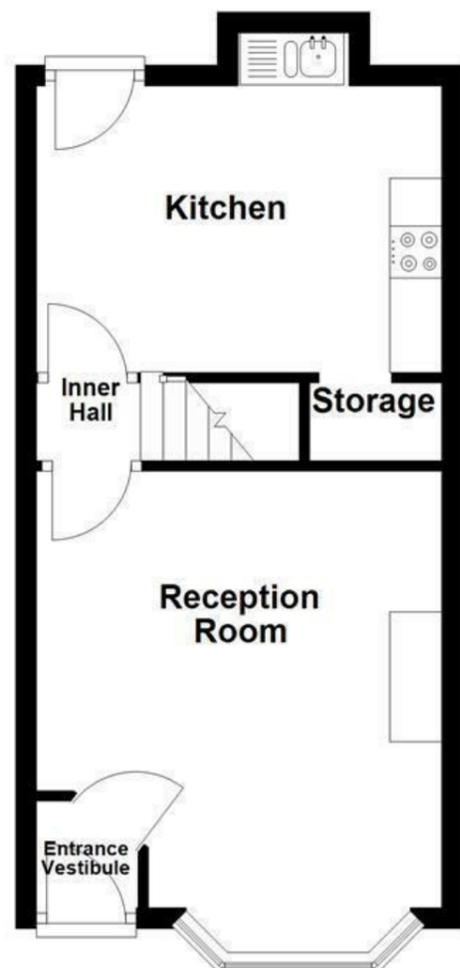
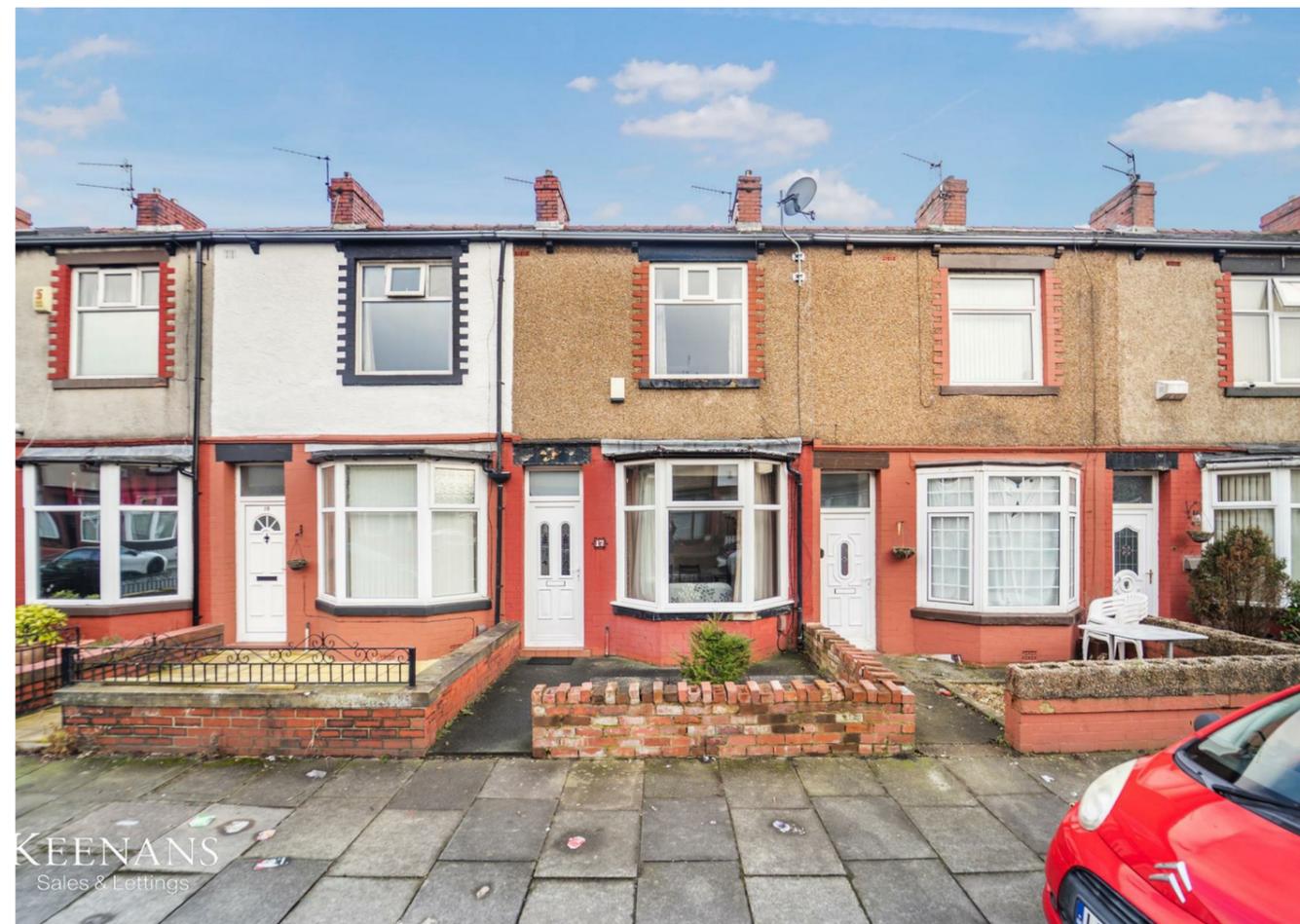
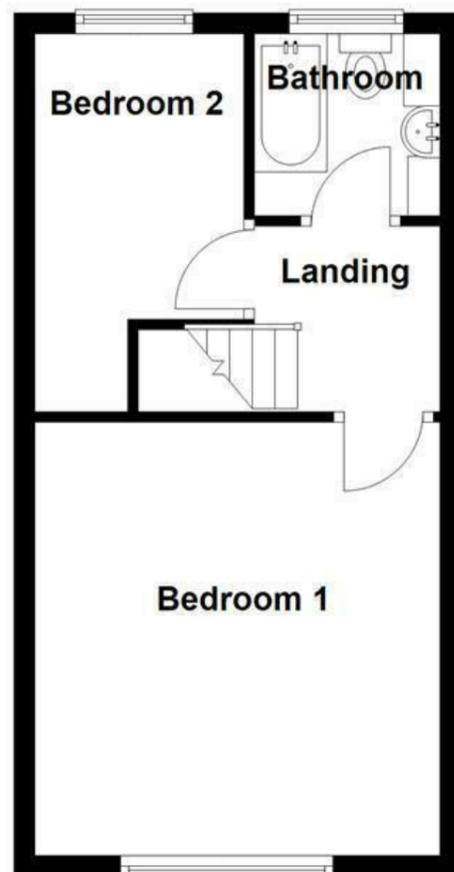


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(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.

## Grasmere Street, Burnley, BB10 1HP

### Offers Over £90,000

#### TWO-BEDROOM TERRACE IN BURNLEY

Situated on Grasmere Street in the town of Burnley, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere.

The property features a well-designed kitchen and dining area, providing an excellent space for family meals and gatherings. This area is perfect for those who enjoy cooking and socialising, making it the heart of the home.

Upstairs, you will find two well-proportioned bedrooms, each offering ample space for furnishings and personal touches. These rooms are perfect for a small family, guests, or even as a home office. The well-appointed bathroom completes the accommodation, ensuring convenience and comfort for all residents.

This property is not only a lovely home but also benefits from its location in Burnley, which offers a range of local amenities, parks, and schools. With its appealing features and practical layout, this mid-terrace house is an excellent opportunity for anyone looking to settle in a welcoming community.

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# Grasmere Street, Burnley, BB10 1HP

## Offers Over £90,000

 **2**  **1**  **1**  **D**

- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Ideal First Time Buy
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance Vestibule

3'4 x 3'3 (1.02m x 0.99m)

#### Reception Room

13'10 x 12'10 (4.22m x 3.91m)

#### Inner Hall

2'5 x 2'4 (0.74m x 0.71m)

#### Kitchen

12'9 x 9'1 (3.89m x 2.77m)

#### Landing

6' x 5'3 (1.83m x 1.60m)

#### Bedroom One

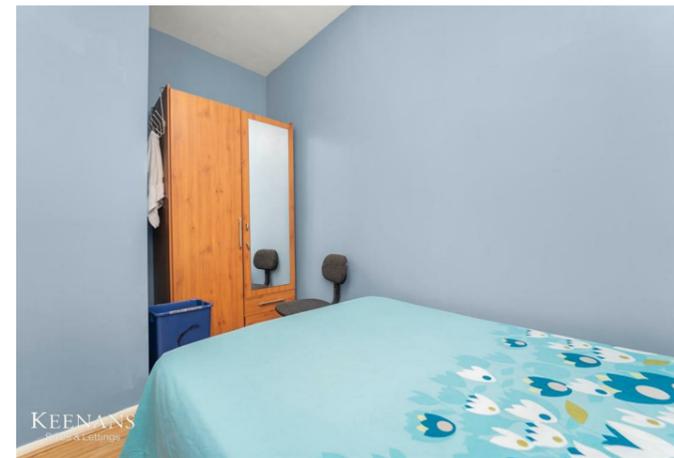
14' x 12'10 (4.27m x 3.91m)

#### Bedroom Two

12'5 x 9'3 (3.78m x 2.82m)

#### Bathroom

6'6 x 6' (1.98m x 1.83m)



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