



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	

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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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# Dorset Street, Burnley, BB12 6HS

£80,000



- Mid Terrace Property
- Fitted Kitchen
- Enclosed Rear Yard
- EPC Rating D
- 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)

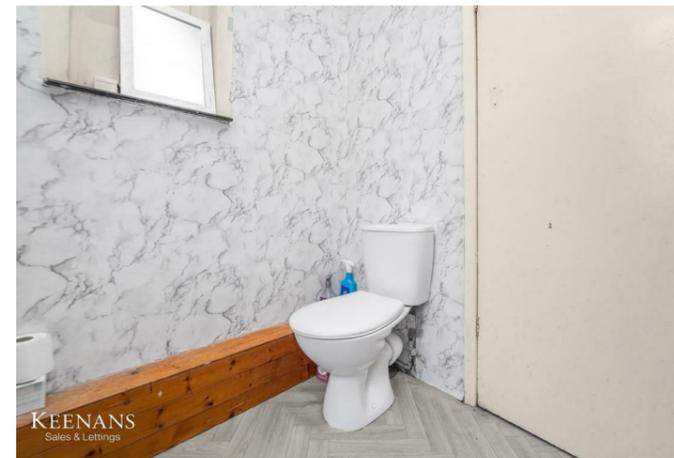
### Bathroom

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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