



## 49 Dorset Street, Burnley, Lancashire. BB12 6HS

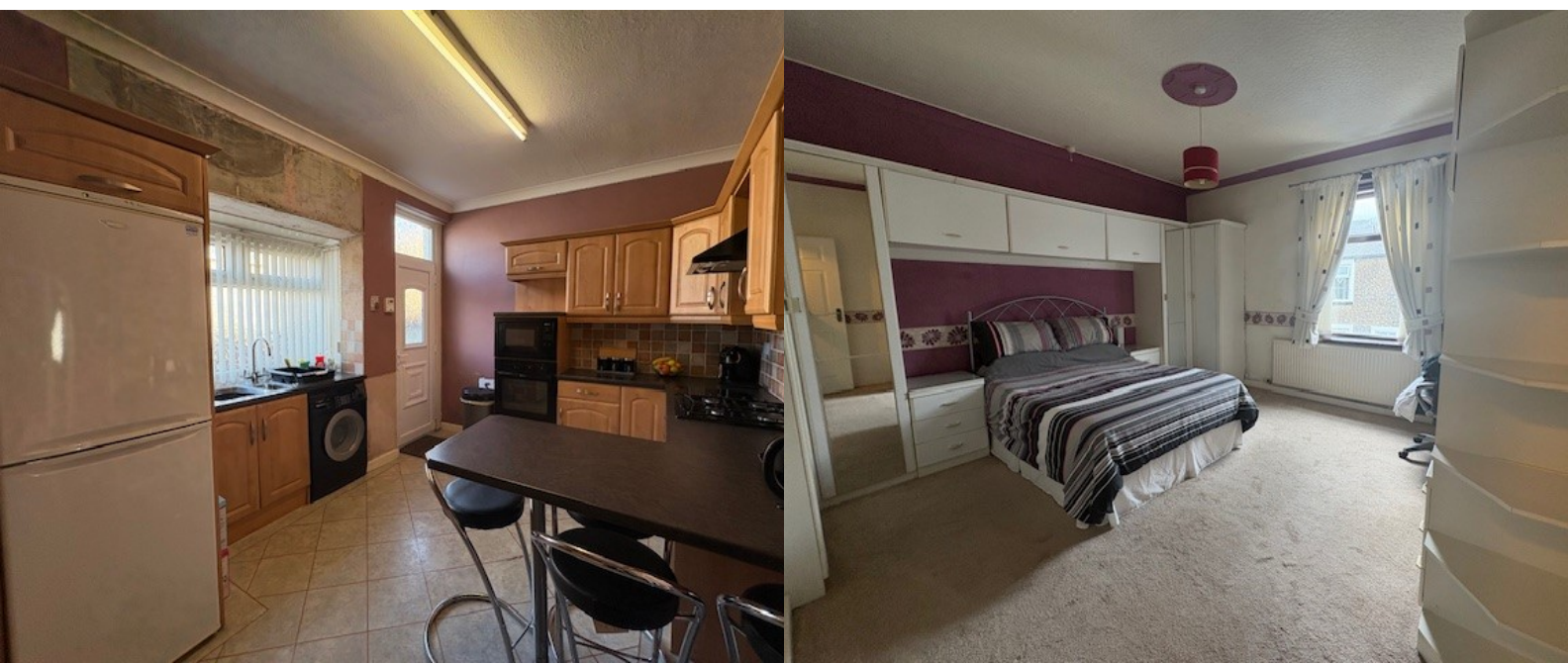
- Offered for sale with vacant possession
- Popular location
- Within a short drive of the local motorway network
- Walking distance to Rose Grove train station
- One welcoming reception room
- Modern fitted dining kitchen
- Two bedrooms to the first floor
- Modern three piece shower room
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing a must!





## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located in a popular central location, this two bedroom mid terrace home is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a modern three piece shower room. There is a low maintenance yard to the rear. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - D. Council Tax - Band A. Found a short drive from the local motorway network, and being within walking distance of Rose Grove train station. Early viewing a must!



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Vestibule

#### Sitting Room

4.34m x 3.97m (14' 3" x 13' 0")

#### Dining Room

4.34m x 3.4m (14' 3" x 11' 2")

### First Floor

#### Bedroom One

4.34m x 3.97m (14' 3" x 13' 0")

#### Bedroom Two

2.19m x 2.86m (7' 2" x 9' 5")

#### Shower Room

### Further Information

#### Further Information

The property is on a leasehold title with the residue of a 999 year lease.

The annual ground is £1.05.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

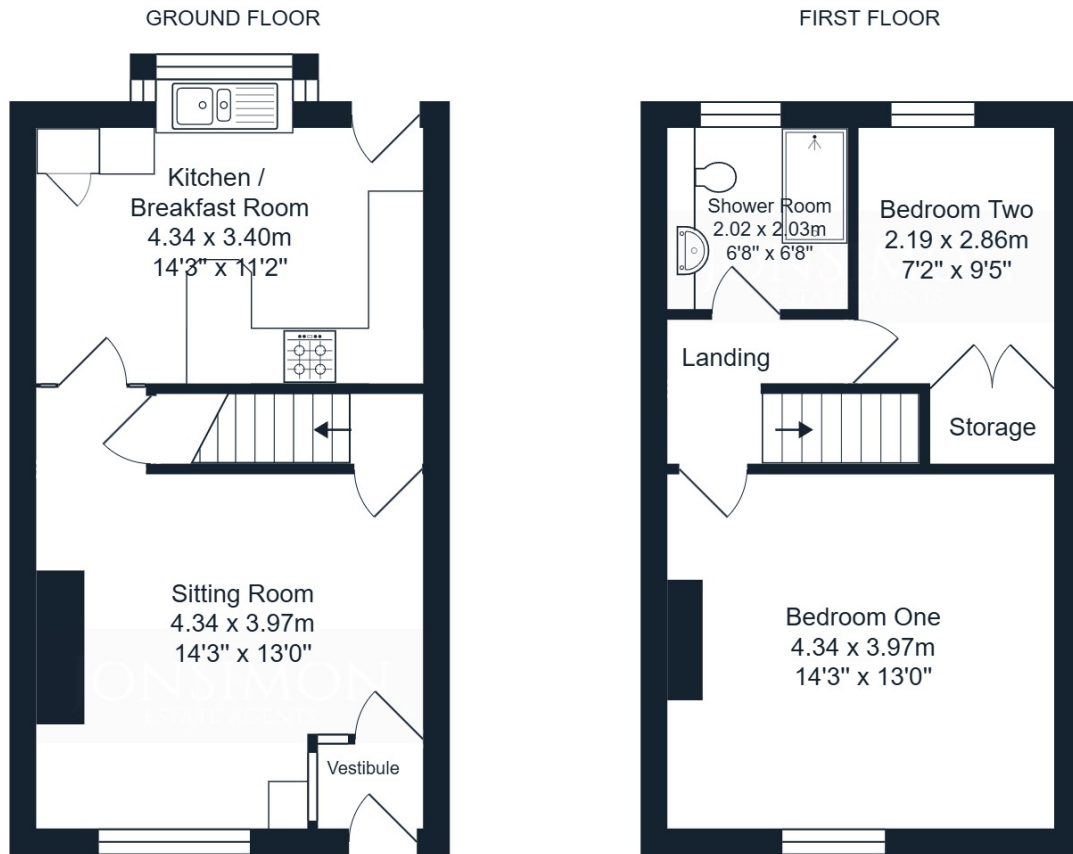
The property is located in an area considered to be low risk for surface water flooding.

EPC - D

Council Tax - Band A



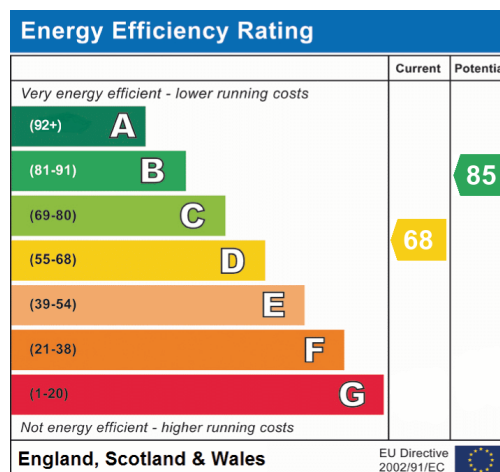
## FLOORPLAN & EPC



### Dorset Street, Burnley, BB12 6HS

Total Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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