



11 Grasmere Street, Burnley, Lancashire  
BB10 1HP



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer to the market this beautifully presented two bedroom mid terrace home, sure to catch the eye of anybody looking for their first home. The accommodation comprises of; one welcoming reception room, a modern fitted kitchen with ample dining space, two first floor bedrooms which take full advantage of the storage space available and a three piece modern bathroom suite with a low maintenance yard to the front and rear of the property. Warmed throughout by gas central heating and benefitting from UPVc glazed windows. Found within a short drive of the local motorway network, a short distance walk to the local play area for children and families and easily commutable to Burnley town centre via the local bus route. Council Tax= A. EPC= TBC. . An early viewing considered a must!

## FEATURES

- Offered for sale with vacant possession
- Beautifully maintained throughout
- One welcoming bay fronted reception room
- Two bedrooms
- Modern fitted dining kitchen
- Modern three piece bathroom suite
- Warmed by gas central heated - ran from a combination boiler
- Council Band - Tax A
- EPC - TBC
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

Entrance Vestibule

Sitting Room

Dining Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Outside

Yard

### Further Information

#### Further Information

The property is on a freehold title. Mobile and broadband coverage is offered by a number of providers and ultrafast is available. The flood risk is assessed as very low. EPC = TBC and Council Tax = A

