



2 Old School Row, Dorset Street, Burnley,  
Lancashire BB12 6HT



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain - vacant possession !! This beautifully presented two bedroom true bungalow is found in the heart of Rose Grove, and is sure to catch the eye of anyone looking to downsize. The accommodation comprises of: a welcoming entrance porch, one generous reception room, a modern fitted kitchen, two well proportioned bedrooms and a fully fitted three piece 'wet room.' The property is warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed throughout. To the rear is a private, well maintained rear garden with mature planting and laid lawn, whilst to the front is a driveway providing off road parking. The bungalow also comes with a detached garage. EPC - C. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Beautifully presented accommodation on offer
- Ideal for anyone looking to downsize
- Situated in the heart of the popular Rose Grove district of the town
- One generous reception room
- Modern fitted kitchen - with storage cupboard off
- Two well proportioned bedrooms
- Modern three piece shower/wet room
- Warmed by gas central heating - ran from a modern combination boiler
- Double glazed throughout
- Private, well maintained garden to the rear with mature planting
- Driveway to the front providing off road parking
- Council Tax - Band A
- EPC - C
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

#### Sitting Room

15' 01" x 9' 10" (4.60m x 3.00m)

#### Modern Fitted Kitchen

9' 04" x 6' 04" (2.84m x 1.93m)

#### Bedroom One

10' 8" x 9' 10" (3.25m x 3.00m)

#### Bedroom Two

7' 03" x 6' 04" (2.21m x 1.93m)

#### Shower/Wet Room



### Outside

#### Garden

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of a 999 remaining, that runs from 1988.

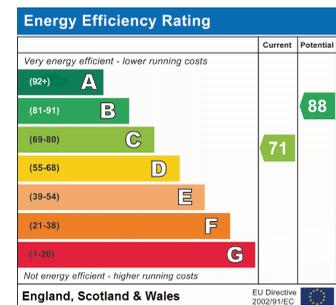
The annual ground rent is £12.00.

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

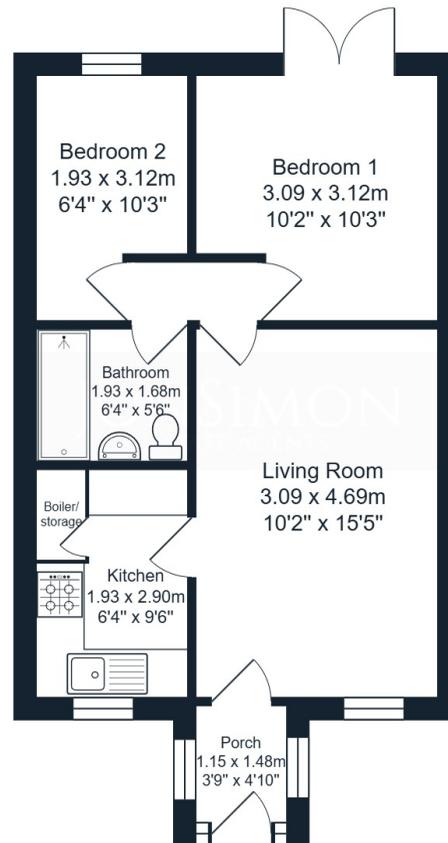
The property is located in an area considered to be low risk for surface water flooding, and ultrafast is available.

EPC - C

Council Tax - Band A



# FLOORPLAN



## Old School Row

Dorset Street, Burnley BB12 6HT

All measurements are approximate and for display purposes only.

Total Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>

**JONSIMON**  
ESTATE AGENTS

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