



32 Rosegrove Lane

Burnley

Offers in the Region of: £140,000



**Pendle Hill**  
Properties



32 Rosegrove Lane, Burnley  
**£140,000 Offers in the  
Region of**

A great opportunity to purchase this two-floor property boasting two separate flats, and a commercial room to the front on a busy street in the Rosegrove area of Burnley perfect for investors.



## **COMMERCIAL PROPERTY**

The ground floor of the property briefly comprises a window fronted commercial shop currently utilised as a barber shop briefly comprises a large front reception room, second reception room, and wc.

## **GROUND FLOOR FLAT**

Located to the rear the ground floor flat briefly comprises an open plan kitchen / lounge / dining room, bedroom, and shower room.

## **FIRST FLOOR FLAT**

Located on the first floor briefly comprises a large open plan kitchen / lounge / dining room, two bedrooms, and bathroom.

## **ADDITIONAL INFORMATION**

Tenure = Freehold

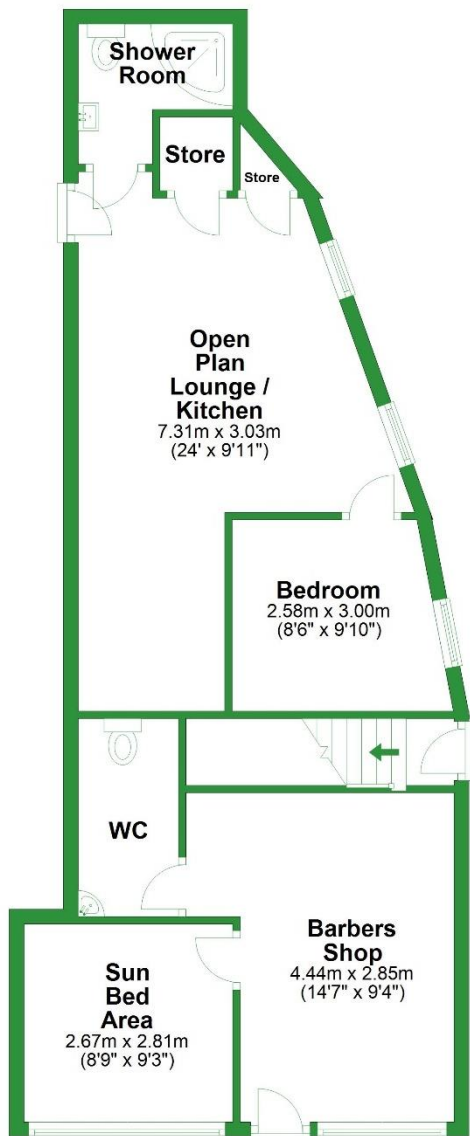
Council Tax Band = A

Internal photos included are of the first floor flat



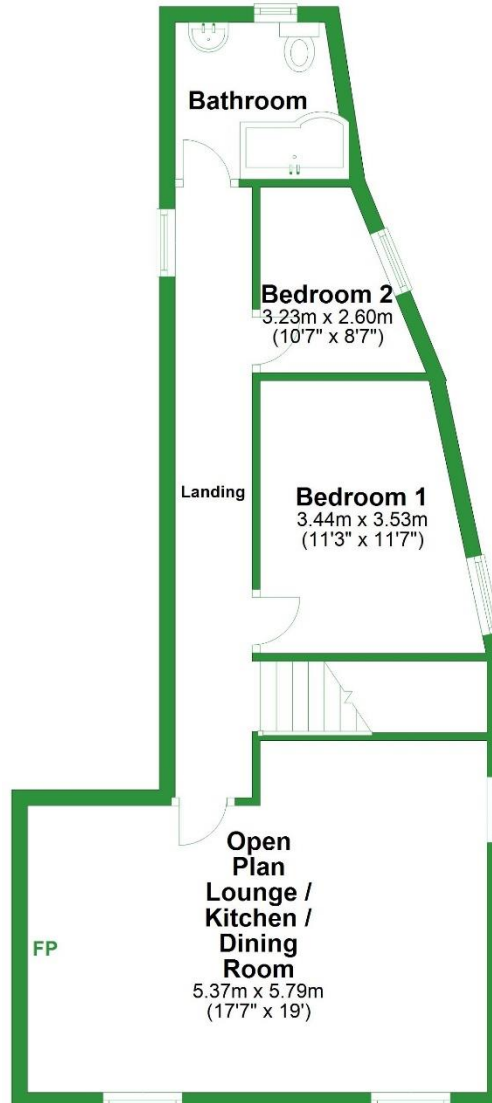
### Ground Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



### First Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



Total area: approx. 115.8 sq. metres (1246.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Pendle Hill Properties**

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