



Falcon & Foxglove

12 Fir Street, Burnley BB10 4AL



Offered with no chain is this two bedroom mid-terrace property located in the Brunshaw area of town. Comprising of a spacious lounge, dining kitchen and family bathroom. The property benefits also from double glazing, gas central heating and rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Two Bedrooms**
- **Spacious Lounges**
- **Dining Kitchen**
- **Three Piece Bathroom Suite**
- **No Chain**
- **EPC Rating D**
- **Council Tax Band A**
- **Leasehold (880+ Years)**
- **Gas Central Heating**
- **Double Glazing**

£74,500



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Lounge
4.74m x 3.72m (15ft 6" x 12ft 2")

Double glazed window to the front of the property

Tiled flooring

Wood and marble fireplace with electric stove effect fire

Central heating radiator



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Kitchen

3.72m x 3.65m (12ft 2" x 11ft 11")

Double glazed to the rear of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Plumbing for automatic washing machine

Central heating boiler and radiator

Under stairs storage cupboard



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Landing

2.24m x 1.34m (7ft 4" x 4ft 4")

Carpeted flooring

Loft access

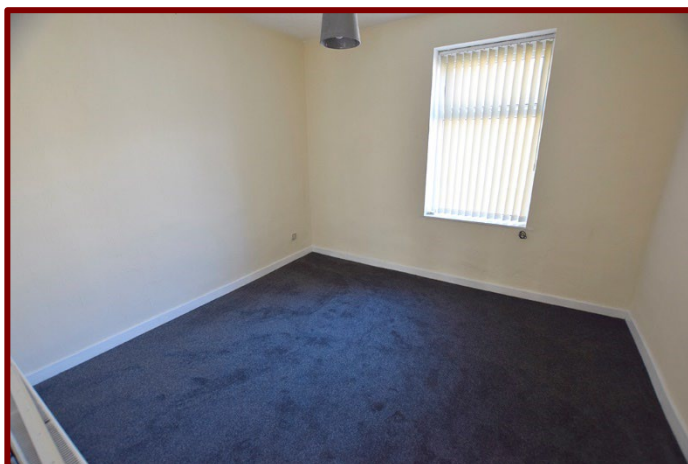
Bedroom One

3.72m x 3.34m (12ft 2" x 10ft 11")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Bedroom Two

3.72m x 2.73m (12ft 2" x 8ft 11")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



Bathroom

2.30m x 2.20m (7ft 6" x 7ft 2")

Panelled bath with shower over

Pedestal hand wash basin and low level w.c.

Tiled flooring and walls

Central heating radiator



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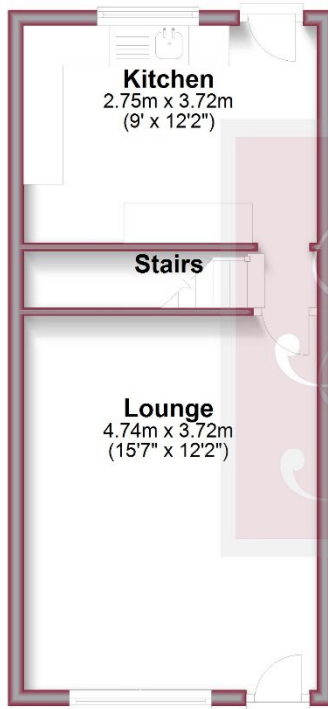
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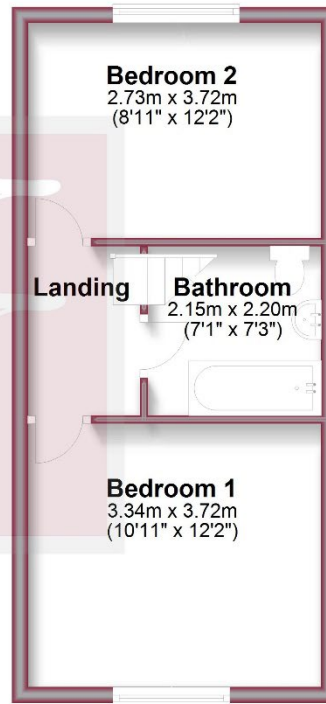
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Ground Floor
Approx. 31.3 sq. metres (336.8 sq. feet)



First Floor
Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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