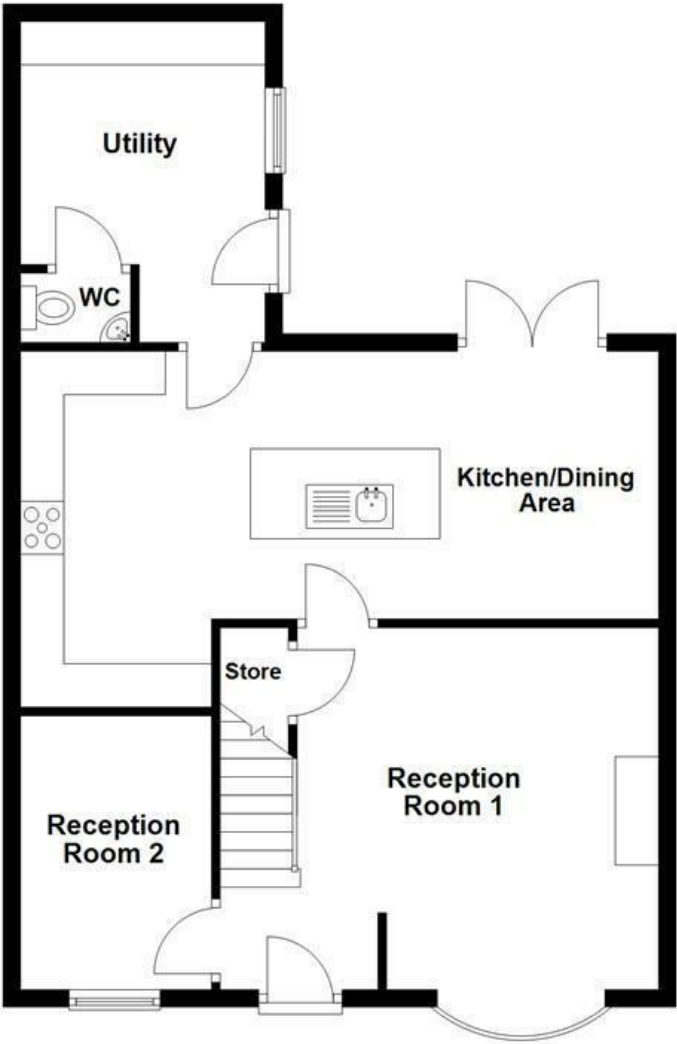
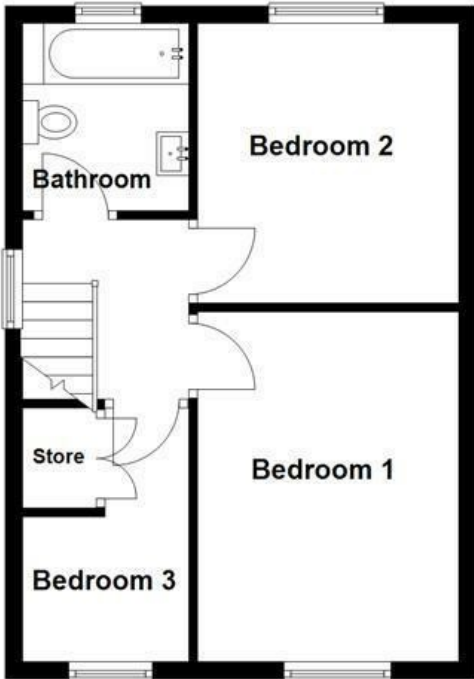


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Lower Manor Lane, Burnley, BB12 OEB

Offers Over £230,000

A GORGEOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Situated on Lower Manor Lane in Burnley, this stunning three-bedroom semi-detached house offers a delightful blend of comfort and modern living. Spanning an impressive 1,507 square feet, the property was built in 1975 and has been thoughtfully designed to cater to the needs of a growing family.

As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen diner, which boasts ample space for family meals and gatherings. This area flows seamlessly into two well-proportioned living areas, ensuring that there is plenty of room for everyone to enjoy.

The property features three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is conveniently located to serve all bedrooms, making morning routines a breeze. Additionally, the separate utility room and WC add to the practicality of this lovely home.

Outside, the large garden is laid to lawn, providing a wonderful space for children to play or for hosting summer barbecues with friends and family. The location is ideal, situated in a good

Lower Manor Lane, Burnley, BB12 OEB

Offers Over £230,000

 3  1  2  D

- Exceptional Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Spacious Rear Garden
 - Council Tax Band C

Ground Floor

Reception Room One

16'7 x 13'8 (5.05m x 4.17m)

UPVC double glazed frosted front door, UPVC double glazed bay window, central heating radiator, coving, gas fire with marble effect surround, wood effect lino flooring, under stairs storage, doors to reception room two, kitchen/dining area and stairs to first floor.

Reception Room Two

10'4 x 6'9 (3.15m x 2.06m)

UPVC double glazed window, central heating radiator and spotlights.

Kitchen/Dining Area

24'3 x 13'6 (7.39m x 4.11m)

Range of panelled wall and base units with laminate work surfaces, inset stainless steel sink with mixer tap and integrated draining ridges, integrated double oven, AEG five ring gas hob and extractor hood, space for fridge freezer, integrated wine cooler, integrated dishwasher, spotlights, television point, wood effect lino flooring, door to utility and UPVC double glazed French doors to rear.

Utility

12'2 x 9'3 (3.71m x 2.82m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, plumbing for washing machine Remeha boiler, spotlights, wood effect lino flooring, door to WC and UPVC double glazed door to rear.

WC

3'10 x 2'7 (1.17m x 0.79m)

Dual flush WC, wall mounted wash basin with traditional taps and wood effect lino flooring.

First Floor

Landing

7'3 x 6'4 (2.21m x 1.93m)

UPVC double glazed frosted window, loft access, coving, doors leading to three bedrooms and bathroom.

Bedroom One

13'2 x 9'11 (4.01m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'1 x 9'11 (3.38m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'8 x 6'4 (2.95m x 1.93m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

7'1 x 6'2 (2.16m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

External

Rear

Enclosed laid to lawn garden with paving and decking.

Front

Artificial lawn, stone chippings, mature shrubbery and concrete driveway.

