



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

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## Lower Manor Lane, Burnley, BB12 0EF

### Offers Over £290,000

AN ENVIABLE FOUR BEDROOM DETACHED PROPERTY IN BURNLEY

Nestled in the sought-after area of Lower Manor Lane, Burnley, this meticulously maintained four-bedroom detached house presents an exceptional opportunity for families seeking both comfort and convenience. The property boasts a charming pub situated in the rear garden, offering a unique space for entertaining friends and family or simply enjoying a quiet evening outdoors.

The enviable location of this home ensures easy access to local amenities, schools, and parks, making it an ideal choice for those who value community and lifestyle. Each of the four bedrooms is generously sized, providing ample space for relaxation and personalisation. The well-appointed living areas are designed to create a warm and inviting atmosphere, perfect for both everyday living and special occasions.

This property is not just a house; it is a home that has been lovingly cared for, ensuring that every corner reflects quality and attention to detail. With its delightful features and prime location, this detached house is a rare find in Burnley, promising a wonderful living experience for its future owners. Do not miss the chance to make this exceptional property your own.

# Lower Manor Lane, Burnley, BB12 0EF

## Offers Over £290,000



- Tenure Freehold
- Council Tax Band D
- EPC Rating TBC
- Off Road Parking
- Four Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- Fitted Kitchen/Dining Area With Added Utility Space
- Ample Low Maintenance Garden Space
- Two Bathrooms For Convenience
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC door to porch.

#### Porch

6'8 x 3'6 (2.03m x 1.07m)

UPVC double glazed leaded windows, UPVC door to hall and tiled flooring.

#### Hall

12'11 x 5'10 (3.94m x 1.78m)

Central heating radiator, coving, feature wall lights, doors to two reception rooms and kitchen/dining area, stairs to first floor.

#### Reception Room One

23'11 x 10'5 (7.29m x 3.18m)

UPVC double glazed leaded window, central heating radiator, coving, two ceiling roses, gas fire with decorative surround, two feature wall lights and double doors leading to snug.

#### Snug

9'10 x 8'1 (3.00m x 2.46m)

UPVC double glazed window, central heating radiator, coving, feature wall light, door to kitchen and sliding door to external.

#### Reception Room Two

11'11 x 8'3 (3.63m x 2.51m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, two feature wall lights, electric fire with decorative surround.

#### Kitchen/Dining Area

15'2 x 14'6 (4.62m x 4.42m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, tiled splash back, integrated fridge and freezer, integrated dishwasher, coving, spotlights, doors to utility and external, tiled floor.

#### Utility

5'9 x 4'11 (1.75m x 1.50m)

UPVC double glazed leaded window, wall and base units, laminate work top, stainless steel sink and drainer, plumbing for washing machine, dryer, access to Baxi combination boiler and tiled floor.

### First Floor

### Landing

Doors to four bedrooms, shower room and bathroom.

#### Bedroom One

15'1 x 9'7 (4.60m x 2.92m)

UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Two

10'3 x 9'3 (3.12m x 2.82m)

UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Three

9' x 8'9 (2.74m x 2.67m)

UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Four

9'10 x 6'10 (3.00m x 2.08m)

UPVC double glazed leaded window, central heating radiator, coving and storage.

#### Shower Room

7'4 x 5'5' (2.24m x 1.65m')

UPVC double glazed leaded frosted window, central heating radiator, low flush WC, pedestal wash basin, enclosed electric feed shower with rinse head, tiled elevation, extractor fan and tiled flooring.

#### Bathroom

8'11 x 7'5 (2.72m x 2.26m)

UPVC double glazed leaded frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath with mixer tap, bidet, tiled elevation, extractor fan and tiled flooring.

### External

#### Rear

Laid to lawn, decking, paved patio, bedding areas, mature shrubs and access to outbuilding/bar.

#### Outbuilding With Bar

12'10 x 12'8 (3.91m x 3.86m)

Two UPVC double glazed windows, electric fire, bar, coving, spotlights and loft access.

#### Front

Driveway and steps leading to front entrance door.



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