


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Coal Clough Lane, Burnley, BB11 4NJ

Offers Over £149,950

DECEPTIVELY SPACIOUS, BEAUTIFULLY PRESENTED THREE BEDROOM HOME

Situated on Coal Clough Lane in Burnley, this charming end-terrace house presents an excellent opportunity for families or couples seeking additional space. The property boasts an open-plan living area that effortlessly flows into a spacious dining room, creating a perfect setting for entertaining or family gatherings.

The well-equipped kitchen is designed for practicality and ease, making meal preparation a delight. Upstairs, you will find three generous double bedrooms, each offering ample space for relaxation and personalisation. The layout of the home is thoughtfully designed to cater to modern living, ensuring comfort and convenience for all residents.

Outside, the rear yard is low maintenance, providing a private outdoor space for enjoying the fresh air without the burden of extensive upkeep. This well-looked-after home is ready to welcome its new owners, offering a blend of style, functionality, and warmth. Whether you are a growing family or a couple in need of extra room, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful house your new home.

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Offers Over £149,950

 3  1  2  E

- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating E
- Ideal First Time Buy
- Enclosed Rear Yard Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Rock door to vestibule.

Vestibule

4'10 x 3'4 (1.47m x 1.02m)

Wood panelled elevations, encaustic tiled flooring, corniced coving and door to reception room.

Reception Room

11'7 x 10'5 (3.53m x 3.18m)

UPVC double glazed bay window with fitted shutters, central heating radiator, cornice coving, cast iron multi-fuel burning stove with wood mantle, Karndean flooring and open access to dining room, with oak stairs leading to the first floor.

Dining Room

15'3 x 13'11 (4.65m x 4.24m)

UPVC double glazed window, central heating radiator, cornice coving, living flame gas fire with granite surround and wooden mantel, Karndean flooring, oak door to kitchen, door under stairs storage and UPVC double glazed door to rear.

Kitchen

18'1 x 8'1 (5.51m x 2.46m)

UPVC double glazed window with fitted seating area, vertical central heating radiator, fitted eye level shelving and fitted base units, laminate work top and upstands, stainless steel sink with mixer tap, integrated oven, four ring gas hob, glass splash back, extractor hood, integrated washing machine, dishwasher and under counter fridge and freeze, enclosed Logic combination boiler, Karndean flooring.

First Floor

Landing

12'6 x 4'11 (3.81m x 1.50m)

Loft access and smoke alarm, doors to three bedrooms and sliding door to bathroom.

Bedroom One

12'8 x 11'5 (3.86m x 3.48m)

UPVC double glazed window, central heating radiator and cornice coving.

Bedroom Two

13'2 x 11'3 (4.01m x 3.43m)

UPVC double glazed window, central heating radiator, wood panelled elevations and cornice coving.

Bedroom Three

12'7 x 11'7 (3.84m x 3.53m)

UPVC double glazed window, central heating radiator and cornice coving.

Bathroom

10'4 x 5'9 (3.15m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual

flush WC, vanity top wash basin with mixer tap, panelled bath with traditional taps and overhead direct feed shower with rinse head, partially tiled elevations and tiled flooring.

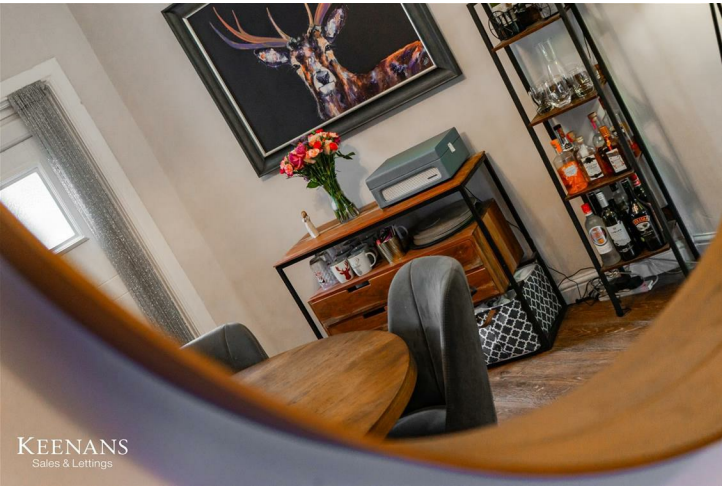
External

Front

Enclosed paved courtyard.

Rear

Enclosed paved yard.



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