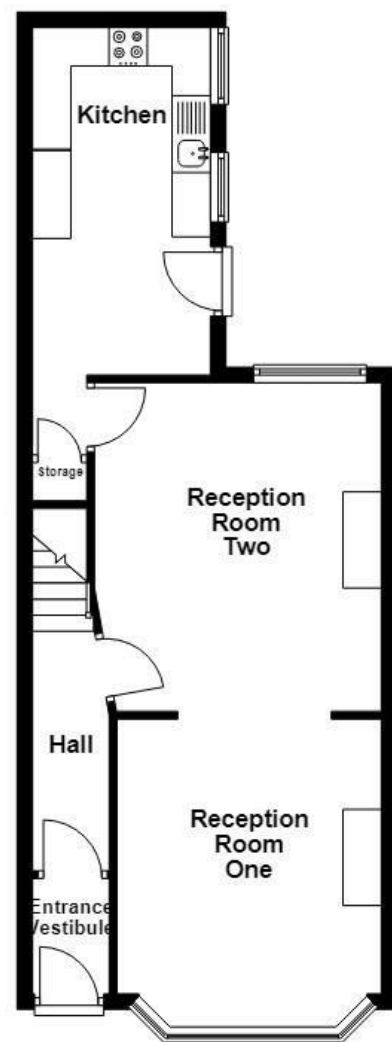
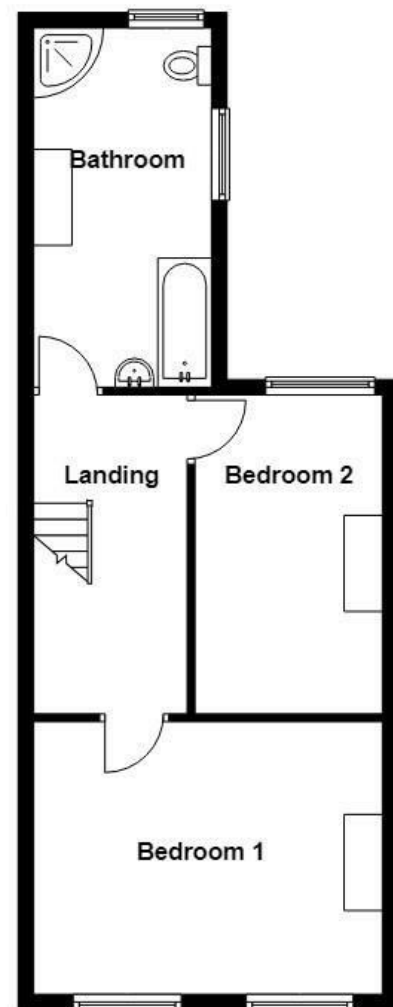


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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.

Coal Clough Lane, Burnley, BB11 4NJ

£140,000

A CHARMING TWO BEDROOM MID TERRACE HOME

Nestled on Coal Clough Lane in Burnley, this fantastic mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms that are open and bright, creating a welcoming atmosphere for both relaxation and entertaining.

The modern fitted kitchen is a delightful feature, seamlessly blending contemporary style with some original characteristics that add to the home's unique charm. With two generously sized double bedrooms, there is ample space for comfortable living. The large four-piece family bathroom is a standout feature, providing both functionality and comfort. The property has a large attic space that is accessible via a pull down ladder. It is fully lined, lit and carpeted and also has 2 Velux windows.

Outside, the property offers lovely front and rear yards, perfect for enjoying the fresh air or hosting gatherings. This home is ready to move into, making it an ideal choice for those looking to settle in without the hassle of renovations. Additionally, the property is sold with no chain, ensuring a smooth and straightforward purchasing process.

In summary, this two-bedroom mid-terrace house on Coal Clough Lane is a wonderful opportunity for anyone seeking a delightful home in Burnley. With its blend of original features and modern amenities, it is sure to impress.

Coal Clough Lane, Burnley, BB11 4NJ

£140,000

2 1 1 D

- Two Double Bedroom Mid Terraced Property With Bright And Airy Reception Rooms
 - Original Period Features
 - On Street Parking
 - Tenure Leasehold
- Modern Fitted Kitchen
 - Ample Front And Rear Yard Space
 - Council Tax Band B
- Spacious Four Piece Bathroom Suite
 - Ideal First Time Buy With No Chain Delay And Move In Ready
 - EPC Rating D

Ground Floor

Entrance Vestibule

4'10 x 3'3 (1.47m x 0.99m)

Hall

10'2 x 3'3 (3.10m x 0.99m)

Reception Room One

11'9 x 11'4 (3.58m x 3.45m)

Reception Room Two

14' x 12'5 (4.27m x 3.78m)

Kitchen

18'3 x 7'8 (5.56m x 2.34m)

First Floor

Landing

14'5 x 4'11 (4.39m x 1.50m)

Bedroom One

15'3 x 11'8 (4.65m x 3.56m)

Bedroom Two

14'1 x 9'11 (4.29m x 3.02m)

Bathroom

15' x 7'11 (4.57m x 2.41m)

External

Front

Enclosed courtyard.

Rear

Enclosed paved rear yard with gate to shared access road.



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