



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cog Lane, Burnley, BB11 5JS

Offers Over £150,000

AN IDYLIC FAMILY HOME

Nestled on Cog Lane in Burnley, this enviable semi-detached family home is a true gem, having been presented and updated to the highest standard throughout. With immaculate presentation, this property boasts three well-proportioned bedrooms and two inviting living areas, making it ideal for family life. The interiors are stylish and modern, featuring contemporary fixtures and fittings that enhance the overall appeal of the home.

The property benefits from delightful garden spaces both at the front and rear, providing a perfect setting for outdoor relaxation and family gatherings. Its location is particularly advantageous, situated close to the vibrant town centre, which offers a variety of shops and amenities. Additionally, the home is conveniently located near bus routes and major motorway links, ensuring easy access to surrounding areas.

With an abundance of indoor space that has been beautifully maintained, this property is ready for you to move straight in. It truly represents the perfect family home in one of the most sought-after locations. Don't miss the opportunity to make this stunning house your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Cog Lane, Burnley, BB11 5JS

Offers Over £150,000

**3****1****2****D**

- Immaculate Semi Detached Property
 - Stunning Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Ample Living Space
 - Tenure: Leasehold
- Three Piece Bathroom Suite
 - Gardens To Front And Rear
 - Council Tax Band: B

Ground Floor

Hall

4'3 x 3'7 (1.30m x 1.09m)
UPVC double glazed frosted leaded entrance door, Parquet vinyl flooring, stairs to first floor and doors to reception room and dining room.

Reception Room One

13'8 x 13'6 (4.17m x 4.11m)
UPVC double glazed leaded bow window, central heating radiator, coving, ceiling rose, TV point and Parquet vinyl flooring.

Dining Room

14'7 x 13'6 (4.45m x 4.11m)
UPVC double glazed box window, UPVC double glazed window, cast iron central heating radiator, coving, two feature wall lights, integrated window seating, white panel base units, space for wine cooler, electric living flame fire, under stairs storage, Parquet vinyl flooring and open access to kitchen.

Kitchen

11'11 x 5'10 (3.63m x 1.78m)
UPVC double glazed window, central heating radiator, white panel wall and base units, hardwood worktops, tiled splash back, ceramic sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, breakfast bar, Parquet vinyl flooring and UPVC door to rear.

First Floor

Landing

10'4 x 6'6 (3.15m x 1.98m)
Central heating radiator, loft access, glass and oak balustrade and doors to three bedrooms and bathroom.

Bedroom One

13'8 x 13'6 (4.17m x 4.11m)
UPVC double glazed leaded bow window, central heating radiator and wood effect laminate flooring.

Bedroom Two

8'9 x 8'2 (2.67m x 2.49m)
UPVC double glazed window and central heating radiator.

Bedroom Three

6'11 x 6'7 (2.11m x 2.01m)
UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 4'9 (2.08m x 1.45m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower with rinse head, extractor fan, PVC panel ceiling, tiled elevation and wood effect lino flooring.

External

Front

Paved garden and mature shrubs.

Rear

Enclosed garden, paving, bedding areas and stone chips.



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