



Lisbon Drive, Burnley, BB11 4SA

£175,000

THE PERFECT TWO BEDROOM SEMI DETACHED PROPERTY IN BURNLEY

Perfectly positioned in the desirable area of Lisbon Drive, Burnley, this charming two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a welcoming atmosphere, making it an ideal choice for anyone seeking a comfortable and convenient home.

The layout of the house is thoughtfully designed, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer a peaceful retreat, while the living areas are perfect for enjoying quality time with family and friends. The semi-detached nature of the property ensures a sense of privacy, while still being part of a friendly community.

One of the standout features of this home is its proximity to transport links, making commuting and exploring the surrounding areas a breeze. Whether you are heading to work or enjoying a day out, you will find that convenience is at your doorstep.

This property is not only a fantastic choice for first-time buyers eager to step onto the property ladder but also for those looking to downsize without compromising on comfort and accessibility. With its appealing location and practical layout, this semi-detached house on Lisbon Drive is a wonderful opportunity that should not be missed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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2 1 2 C

- Semi Detached Property
- Reception Room & Sun Room
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Modern Three Piece Bathroom
- Freehold
- Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Hallway

Reception Room

14'5 x 9'4 (4.39m x 2.84m)

Kitchen

12'10 x 9'2 (3.91m x 2.79m)

Sun Room

12'6 x 11'10 (3.81m x 3.61m)

First Floor

Landing

7'1 x 4'2 (2.16m x 1.27m)

Bedroom One

12'10 x 12'6 (3.91m x 3.81m)

Bedroom Two

11'2 x 7'10 (3.40m x 2.39m)

Bathroom

8'10 x 4'11 (2.69m x 1.50m)

