



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Lower Manor Lane, Burnley, BB12 0EF

### Offers Over £260,000

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

Nestled on Lower Manor Lane in Burnley, this spacious detached four-bedroom family home offers an ideal setting for those seeking comfort and convenience. The property boasts two well-appointed reception rooms, including an inviting open plan living and dining area that creates a perfect space for family gatherings and entertaining guests. Additionally, a separate sitting room provides a cosy retreat for relaxation.

The generously sized kitchen is designed for practicality, making it a delightful space for culinary enthusiasts. The heart of the home is complemented by a generous garden plot to the rear, which presents ample opportunities for outdoor enjoyment. This expansive garden features space for a vegetable garden, a couple of sheds for storage, and a lovely patio area, perfect for al fresco dining or simply soaking up the sun.

Off-road parking is available, ensuring convenience for you and your family. This property is ideally suited for a growing family looking to establish their dream home on the outskirts of Burnley, where you can enjoy a peaceful residential setting while still being within easy reach of local amenities and transport links. With its combination of space, comfort, and outdoor potential, this home is a wonderful opportunity not to be missed.

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Offers Over £260,000

 4  1  2  D

- Tenure Freehold
  - Ample Of Road Parking
  - Ideal Family Home
  - Easy Access To Major Commuter Routes
- Council Tax Band D
  - Viewing Essential
  - Fitted Kitchen And Three Piece Shower Room
- EPC Rating D
  - Abundance If Indoor Space
  - Envious Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

6' x 2'10 (1.83m x 0.86m)  
Frosted door to hall.

Hall

6'4 x 5'11 (1.93m x 1.80m)  
Central heating radiator, coving, stairs to first floor, and double doors to reception room one.

Reception Room One

24'2 x 13'11 (7.37m x 4.24m)  
UPVC double glazed bay window, two central heating radiators, coving, six feature wall lights, electric fire, wood effect flooring, UPVC double glazed sliding door to rear and door to kitchen.

Kitchen

16' x 14'6 (4.88m x 4.42m)  
Three UPVC double glazed windows, wall and base units, laminate work tops, oven and a microwave in a high rise unit, four ring electric hob, glass splash back, part tiled elevation, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher, washing machine, full height freezer, integrated fridge, dryer, tiled effect flooring, UPVC double glazed frosted door to garden and bi fold doors to reception room two.

Reception Room Two

10'9 x 10'7 (3.28m x 3.23m)  
UPVC double glazed window, central heating radiator, fitted desk, coving and wood effect flooring.

First Floor

Landing

Loft, coving, doors to four bedrooms and shower room.

Bedroom One

12'11 x 9'9 (3.94m x 2.97m)  
UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes and fitted storage.

Bedroom Two

10'9 x 10'7 (3.28m x 3.23m)  
UPVC double glazed window, central heating radiator, coving, ceiling fan and fitted wardrobes.

Bedroom Three

10'4 x 8'1 (3.15m x 2.46m)  
Two UPVC double glazed windows, central heating radiator, coving, ceiling fan, fitted wardrobes and wood effect flooring.

Bedroom Four

9'11 x 6'11 (3.02m x 2.11m)  
UPVC double glazed window, central heating radiator, coving and above stairs storage.

Shower Room

6'9 x 5'4 (2.06m x 1.63m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, PVC panel elevation and ceiling, spotlights, extractor fan and wood effect flooring.

External

Rear

Laid to lawn garden, pattern printed concrete patio, bedding areas leading to side elevation and views form first floorrear bedroom.

Front

Pattern printed concrete drive and gravel chip off road parking.

