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## Cog Lane, Burnley, BB11 5HT

### £146,250

SPACIOUS THREE BEDROOM SEMI DETACHED HOME

This beautifully presented three bedroomed semi detached property is being welcomed to the market in the popular area of Burnley. Boasting spacious rooms throughout, stylish modern fitted kitchen and gardens to both the front and the rear, this property would make the perfect home for a growing family. Situated conveniently close to the town centre, local amenities, schools, bus routes and network links to Manchester, Rossendale and Padiham.

The property comprises briefly; a welcoming hallway with a door leading to the reception room and staircase to the first floor. The reception room then leads on to a modern fitted kitchen with integrated appliances and a door to an inner hallway with storage which leads out to the rear. The first floor landing has doors to three generously sized bedrooms and a modern three piece bathroom suite.

Externally there is a laid to lawn garden with paved area and laid to lawn gardens to the front.

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



# Cog Lane, Burnley, BB11 5HT

## £146,250

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- Tenure Freehold
  - On Street Parking
  - Ideal Home For A small Family
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Spacious Three Bedroom Semi Detached Property
  - Enclosed Laid To Lawn Garden To The Rear And Garden To The Front Of Property
- EPC Rating D
  - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a composite door to hallway.

#### Hallway

3'8 x 3'6 (1.12m x 1.07m)

Door to reception room and stairs to first floor.

#### Reception Room

13'1 x 13' (3.99m x 3.96m)

UPVC double glazed window, central heating radiator, coving and door to kitchen.

#### Kitchen

13'11 x 7'4 (4.24m x 2.24m)

UPVC double glazed window, central heating radiator, range of wall and base units, wood top surface, high rise oven, four ring induction hob, glass splash back, extractor hood, stainless steel one and a half sink with drainer and mixer tap, tiled floor and door to back hall.

#### Back Hall

2'11 x 2'9 (0.89m x 0.84m)

UPVC double glazed window, door to storage, space for dryer and door to rear.

### First floor

#### Landing

UPVC double glazed window, doors to three bedrooms and bathroom.

#### Bedroom One

10'6 x 9'11 (3.20m x 3.02m)

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Two

10'7 x 8'3 (3.23m x 2.51m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Three

8'8 x 7'5 (2.64m x 2.26m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'1 x 6'1 (2.16m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panelled bath with direct feed rainfall shower head, part tiled elevation and laminate flooring.

### External

#### Rear

Laid to lawn garden with paved area.

#### Front

Laid to lawn garden.



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