



## Cog Lane, Burnley, BB11 5JU

### £70,000

#### SPACIOUS MID TERRACE HOME

Situated on Cog Lane in Burnley, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. With three well-proportioned bedrooms, this property is perfect for families or those seeking additional space. The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

The property features a three-piece bathroom suite, providing essential amenities for everyday living. The low-maintenance rear yard is a delightful addition, offering a private outdoor space that can be easily enjoyed without the burden of extensive upkeep. This feature is particularly appealing for those with a busy lifestyle or for those looking to maximise rental potential.

Bursting with potential, this home is an ideal rental investment, situated in a location that is likely to attract tenants seeking comfort and convenience. With its practical layout and desirable features, this property is ready to be transformed into a lovely home or a lucrative investment opportunity.

Do not miss the chance to view this property and explore the possibilities it has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

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 3  1  1  D

- Mid Terraced Property
  - Complete Blank Canvas
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Bursting with Potential
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Low Maintenance Rear Yard
  - Council Tax Band A

### Ground Floor

#### Reception Room

14'3 x 14'0 (4.34m x 4.27m)

Composite double glazed front door, UPVC double glazed window, central heating radiator, alcove storage, smoke alarm and door to kitchen/dining area.

#### Kitchen/Dining Area

14'0 x 10'4 (4.27m x 3.15m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces and tiled splashback, inset stainless steel sink and drainer with mixer tap, space for oven, space for fridge freezer, plumbing for washing machine, wood effect flooring, wall mounted boiler, hardwood door to rear and stairs to first floor.

### First Floor

#### Landing

Loft access, doors to three bedrooms and bathroom.

#### Bedroom One

14'2 x 9'3 (4.32m x 2.82m )

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'3 x 5'9 (3.12m x 1.75m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'4 x 5'3 (2.24m x 1.60m)

UPVC double glazed window.

#### Bathroom

11'2 x 4'6 (3.40m x 1.37m )

Central heating radiator, panel bath with mixer tap and overhead rainfall shower and rinse head, dual flush W/C, pedestal wash basin with traditional taps, part tiled elevations, extractor fan and tiled effect flooring.

### External

#### Rear

Enclosed yard with artificial lawn and gate to shared access.

#### Front

Forecourt with laid to lawn and steps to entrance.



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