



Cog Lane, Burnley, BB11 5JP

£600

ONE BEDROOM COTTAGE FOR RENT

This beautifully presented property offers spacious and modern living throughout. The home has been tastefully decorated and maintained to a high standard, creating a warm and inviting atmosphere. New carpets and kitchen flooring have recently been fitted, adding a fresh and contemporary touch to the interior.

The property boasts generous room sizes, including a bright and airy lounge ideal for relaxing or entertaining guests.

The well equipped kitchen provides ample storage and workspace, making it a practical and stylish hub of the home. Upstairs, you'll find a comfortable bedroom designed for restful living, complemented by a modern bathroom. Externally, the property offers convenient on street parking.

Located near to the local shopping facilities, schools and bus routes to the town centre. It is also only a few minutes' drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

To book a viewing please contact our Lettings Team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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- Mid Terraced Cottage
- Fully Fitted Kitchen
- On Street Parking
- Available Immediately
- One Bedroom
- Close Proximity to Local Amenities
- EPC Rating D
- Three Piece Bathroom
- Excellent Transport and Commuter Links
- Council Tax Band A

Ground Floor

Entrance Vestibule

UPVC double glazed frosted front entrance door and hardwood glass door into reception room.

Reception Room

19'7 x 14'8 (5.97m x 4.47m)

UPVC double glazed window, GCH radiator, living flame gas fire with stone feature surround and hearth, meter cupboards, open to understairs storage and door to kitchen.

Kitchen

12'3 x 4'10 (3.73m x 1.47m)

UPVC double glazed frosted window, GCH radiator, a range of wall and base units with complementary work tops, electric oven and hob, one and a half bowl stainless steel sink with drainer and mixer tap, tiled splashbacks, integrated fridge freezer, integrated washing machine, wood effect vinyl flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Doors to bedroom and bathroom.

Bedroom

14'8 x 11'11 (4.47m x 3.63m)

UPVC double glazed window, GCH radiator and loft access.

Bathroom

10'9 x 6'1 (3.28m x 1.85m)

UPVC double glazed window, chrome effect heated towel rail, panel bath with direct feed shower over, pedestal sink with mixer tap, dual flush W.C, fully tiled elevations, tiled floor and over stairs storage.

External

Front

On street parking

Rear

Gate to shared rear access.



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