

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Coal Clough Lane, Burnley, BB11 4NW

### £99,950

A DECEPTIVELY SPACIOUS TWO BEDROOM END TERRACE IN A POPULAR AREA

This two bedroom end terrace property is being proudly welcomed to the property market in the popular area of Burnley. Well maintained throughout and benefiting from two spacious reception rooms, a modern fitted kitchen and two generously sized bedrooms, this property would be well suited to a couple looking for their first home or an investor looking to expand their portfolio! Situated within walking distance to local shops and amenities as well as bus routes and only a short drive into Burnley town centre. It is a fantastic home not to be missed!

The property comprises briefly, entrance into the vestibule that leads through to a welcoming hallway. The hallway has doors to two reception rooms and staircase to the first floor. The second reception room has a door to the modern fitted kitchen. The kitchen has access out to the rear. The first floor landing houses doors on to two generously sized bedrooms and a three piece bathroom suite. Externally, to the rear of the property is an enclosed yard. The front of the property also has an enclosed courtyard with gated access.

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# Coal Clough Lane, Burnley, BB11 4NW

£99,950



- Immaculate End Terraced Property
- Contemporary Fitted Kitchen
- Perfect First Home
- EPC Rating D
- Two Bedrooms
- Abundance of Indoor Space
- Tenure Leasehold
- Three Piece Bathroom
- Neutral Decoration
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'1 x 2'11 (0.94m x 0.89m)

Composite front door, coving to ceiling and door to hall.

### Hall

11 x 2'11 (3.35m x 0.89m )

Central heating radiator, coving to ceiling, corbels, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

11'5 x 9'2 (3.48m x 2.79m)

UPVC double glazed bay window, central heating radiator, coving to ceiling and television point.

### Reception Room Two

13'2 x 12'2 (4.01m x 3.71m )

UPVC double glazed window, central heating radiator, coving to ceiling, television point, understairs storage and door to kitchen.

### Kitchen

16 x 7'6 (4.88m x 2.29m )

UPVC double glazed window, central heating radiator, range of wood panel wall and base units, laminate worktops, integrated double oven with four ring gas hob and extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine and dryer, space for dishwasher, tiled flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

UPVC double glazed frosted window, central heating radiator, loft access, doors leading to two bedrooms and bathroom.

### Bedroom One

13'3 x 12'3 (4.04m x 3.73m )

UPVC double glazed window, central heating radiator, coving to ceiling, fitted wardrobes and wood effect flooring.

### Bedroom Two

14'6 x 5'10 (4.42m x 1.78m )

UPVC double glazed window and central heating radiator.

### Bathroom

8'8 x 6'11 (2.64m x 2.11m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, spotlights, fully tiled elevations and tiled flooring.

## Exterior

### Rear

Enclosed yard.

### Front

Enclosed courtyard.



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