



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Ightenhill Park Lane, Burnley, BB12 0RW

### £539,950

A MUST HAVE COTTAGE, PERFECT FOR ANY FAMILY

Nestled in the picturesque Ightenhill Park Lane, Burnley, this exquisite cottage is a true gem waiting to be discovered. With three reception rooms and four bedrooms, this property offers ample space for a growing family to thrive.

The breath-taking panoramic views that greet you are simply unparalleled. Imagine waking up to such beauty every day! And with an open garage to the front of the property, ample off-road parking is a convenience at your doorstep.

This cottage is not just a home; it's a lifestyle. Perfect for those seeking a semi-rural way of living, this property is a rare find that should not be missed. The well-maintained rear garden adds to the charm of this already enchanting abode, providing a serene outdoor space to relax and unwind.

Step inside, and you'll be greeted by a home that has been furnished to the highest of standards. The incredible amount of character that exudes from every corner gives this cottage a unique charm that is simply irresistible. Prepare to fall in love with the magnificence of this property.

Don't let this opportunity slip away. Embrace the tranquility, the beauty, and the warmth that this farmhouse has to offer. Make it yours and start living the life you've always dreamed of.

# Ightenhill Park Lane, Burnley, BB12 0RW

£539,950



- Exquisite Terraced Cottage
- Presented to Highest Standard Throughout
- Open Garage Providing Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Original Features
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden Complete with Bar, Hot Tub and Summerhouse
- Council Tax Band E

## Ground Floor

### Entrance Hall

12'6 x 9'2 (3.81m x 2.79m)

Hardwood double glazed frosted front door, hardwood double glazed window, central heating radiator, solid oak flooring, doors leading to kitchen, reception room two, open access to reception room one and stairs to first floor.

### Kitchen

13'9 x 12'10 (4.19m x 3.91m)

Two hardwood double glazed windows, central heating radiator, range of wall and base units with granite worktops, tiled upstands and splashback, central island with wooden worktops, stainless steel inset sink with integrated draining ridges and high spout spring mixer tap, four ring induction hob and extractor hood, integrated high rise Neff double oven, space for American-style fridge freezer, integrated dishwasher, integrated seating area, part panelled elevations, spotlights, exposed beams and tiled flooring.

### Reception Room One

19'8 x 10'6 (5.99m x 3.20m)

Central heating radiator, television point, spotlights, exposed beams, solid oak flooring, open to reception room three, door to utility and UPVC double glazed French doors and windows to rear.

### Reception Room Three

13'1 x 5'11 (3.99m x 1.80m)

Hardwood double glazed window, central heating radiator and spotlights.

### Utility

10'6 x 7'7 (3.20m x 2.31m)

Hardwood double glazed window, plumbing for washing machine, space for dryer, spotlights, original stone flooring and door to WC.

### WC

7'7 x 4'11 (2.31m x 1.50m)

Dual flush WC, vanity top wash basin with mixer tap and original stone flooring.

### Reception Room Two

17'1 x 13'1 (5.21m x 3.99m)

Hardwood double glazed window, central heating radiator, multifuel log burner with stone hearth, television recess and point, spotlights, exposed beams and solid oak flooring.

## First Floor

### Landing

6'9 x 6'3 (2.06m x 1.91m)

Loft access, doors leading to four bedrooms, family bathroom and storage.

### Bedroom One

19'8 x 10'9 (5.99m x 3.28m)

Hardwood double glazed arched window, central heating radiator, television point, spotlights, open to walk-in wardrobe and door to en suite.

### Walk-in Wardrobe

8'2 x 7'3 (2.49m x 2.21m)

### En Suite

10'9 x 5'11 (3.28m x 1.80m)

Hardwood double glazed window, central heated towel rail, Villeroy and Boch suite comprising of dual flush WC, vanity top wash basin with mixer tap, walk-in direct rainfall shower with rinse head, part tiled elevations, spotlights, exposed beams and tiled flooring.

### Bedroom Two

14'0 x 13'2 (4.27m x 4.01m)

Hardwood double glazed window, central heating radiator, fitted wardrobes, spotlights and exposed beams.

### Bedroom Three

14'0 x 12'6 (4.27m x 3.81m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and exposed beam.

### Bedroom Four

9'11 x 8'11 (3.02m x 2.72m)

Hardwood double glazed window and central heating radiator.

### Bathroom

12'2 x 9'6 (3.71m x 2.90m)

Skylight window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, freestanding double bath with wall mounted mixer tap, walk-in direct feed rainfall shower with rinse head, part tiled elevations, spotlights, exposed beam and tiled flooring.

### External

#### Rear

Enclosed tiered garden with Indian stone paved patio, laid to lawn, decking, stone chippings, mature shrubbery and trees, bar, hot tub and access to summerhouse.

#### Front

Steps to entrance and access to open garage providing off road parking for two vehicles.



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