



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.



## Gannow Lane, Burnley, BB12 6HY

### Offers Over £80,000

A FANTASTIC INVESTMENT / FIRST TIME BUYERS HOME

Welcome to this charming property located on Gannow Lane in Burnley! This delightful house not only offers a lovely home for you and your family but also presents a brilliant investment opportunity.

Situated in an ideal location for those who need to commute, this property provides easy access to transportation links, making your daily travels a breeze.

Inside, you'll find plenty of living space to enjoy, including a cellar that can be transformed into a cozy den, a home office, or even a play area for the little ones.

Don't miss out on the chance to own this wonderful property that combines comfort, convenience, and potential for a great investment. Book a viewing today and envision the possibilities that this home has to offer!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## Offers Over £80,000

 **2**  **1**  **2**  **D**

- Mid Terrace Property
  - Contemporary Fitted Kitchen
  - Enclosed Rear Yard
  - EPC Rating D
- Two Double Bedrooms
  - Three Piece Bathroom
  - Tenure Freehold
- Spacious Reception Room
  - Ideal Buy to Let Investment
  - Council Tax Band A

### Ground Floor

**Front**  
Paved courtyard.

#### Entrance Vestibule

3'1 x 2'8 (0.94m x 0.81m)  
UPVC front door and door to hall.

#### Hall

11'4 x 2'8 (3.45m x 0.81m)  
Doors leading to two reception rooms and stairs to first floor.

#### Reception Room One

11'10 x 9'10 (3.61m x 3.00m)  
UPVC double glazed window, central heating radiator, electric fire with granite hearth and wooden mantel, television point and wood effect laminate flooring.

#### Reception Room Two

13'7 x 12'10 (4.14m x 3.91m)  
UPVC double glazed window, central heating radiator, gas fire with granite hearth and wooden mantel, door to kitchen and stairs to lower ground floor.

#### Kitchen

7'10 x 5'11 (2.39m x 1.80m)  
UPVC double glazed window, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, laminate flooring and UPVC double glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

11'7 x 9'6 (3.53m x 2.90m)

### First Floor

#### Bedroom One

12'10 x 11'8 (3.91m x 3.56m)  
UPVC double glazed window, central heating radiator and door to over stairs storage.

#### Bedroom Two

13'11 x 8'2 (4.24m x 2.49m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

9'6 x 6'7 (2.90m x 2.01m)  
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, low base WC, part tiled elevations and storage cupboard.

### External

#### Rear

Enclosed concrete yard.



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