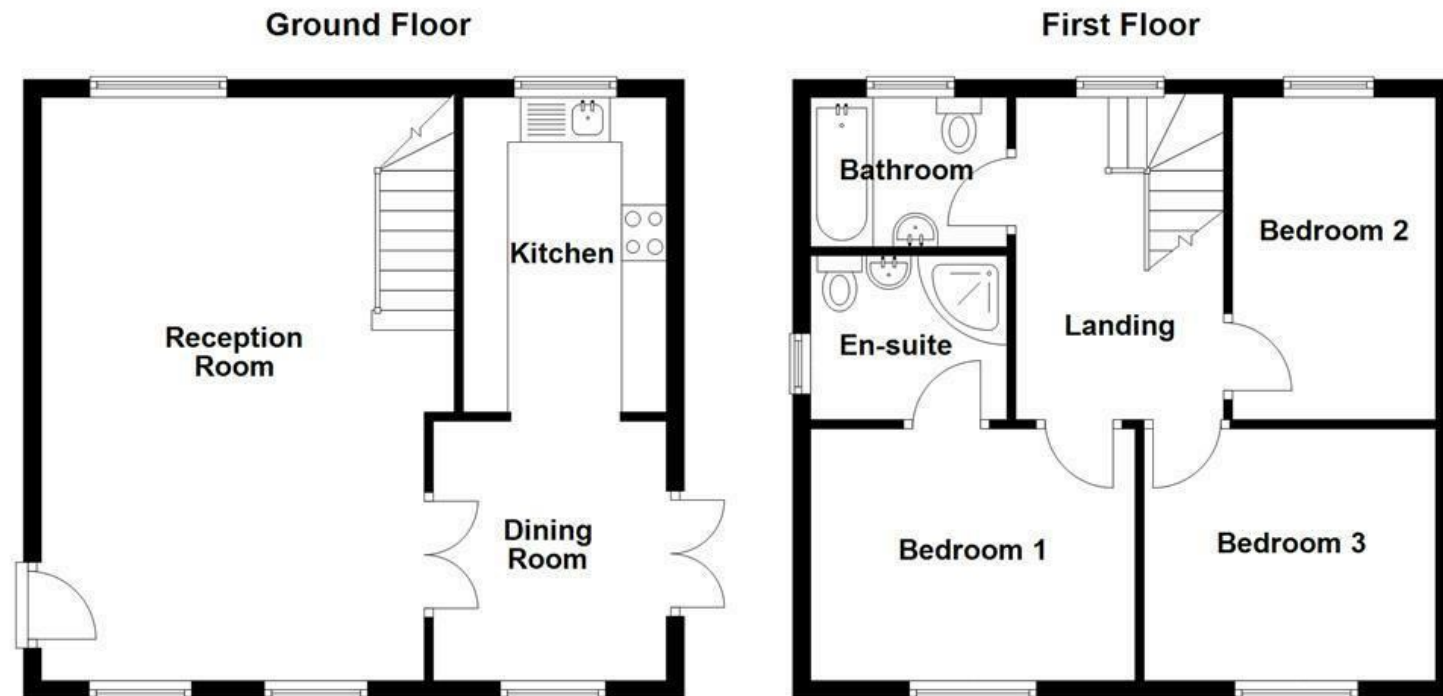




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Cog Lane, Burnley, BB11 5JP

Offers Over £175,000

AN EXCEPTIONAL FAMILY HOME

Presented and maintained to the highest standard throughout with spacious rooms, modern fixtures and fittings and a garage, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Burnley. With two bathrooms, open plan living space and neutral decoration, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Pendle and major motorway links.

The property comprises briefly; a welcoming and spacious reception room boasting stunning multi fuel burner leads through to a dining area and houses a staircase to the first floor. The dining area guides you openly to a contemporary fitted kitchen. The first floor comprises of three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with paving and artificial lawn, as well as access on to a garage. To the front there is a courtyard.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Cog Lane, Burnley, BB11 5JP

Offers Over £175,000



- Spacious Detached Property
 - Spacious Reception Rooms
 - Off Road Parking & Garage
 - EPC Rating: TBC
- Three Bedrooms
 - Modern Fitted Kitchen
 - Tenure Leasehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band B

Ground Floor

Reception Room

21'8 x 15'2 (6.60m x 4.62m)
UPVC double glazed entrance door, three UPVC double glazed windows, two central heating radiator, cast iron multi fuel burning stove with stone surround and wooden mantel, media wall with television point and downlights, coving, smoke alarm, wood effect flooring, stairs to the first floor and hardwood single glazed doors to the dining room.

Dining Room

9'6 x 8'7 (2.90m x 2.62m)
UPVC double glazed window, central heating radiator, wood panelled elevations, coving, wood effect flooring, open archway to the kitchen and UPVC double glazed French doors to the rear.

Kitchen

11'7 x 7'6 (3.53m x 2.29m)
UPVC double glazed window, range of high gloss wall and base units with wood effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric double oven in a high rise unit, four ring electric hob, extractor hood, plumbing for washing machine and dishwasher, integrated fridge freezer and wood effect flooring.

First Floor

Landing

12'1 x 7'7 (3.68m x 2.31m)
UPVC double glazed window, coving, smoke alarm, loft access, feature wall light and doors to three bedrooms and bathroom.

Bedroom One

12'3 x 9'3 (3.73m x 2.82m)
UPVC double glazed window, central heating radiator, coving and door to the en suite.

En Suite

7'3 x 6' (2.21m x 1.83m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, coving and wood effect flooring.

Bedroom Two

12'1 x 7'9 (3.68m x 2.36m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'9 x 9'3 (3.28m x 2.82m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7'3 x 5'8 (2.21m x 1.73m)
UPVC double glazed frosted window, central heating towel rail, panelled bath, vanity top wash basin, dual flush WC, tiled elevations and tiled flooring.

External

Rear

Enclosed artificial lawn garden with paving and access to off road parking leading to the garage.

Agents Notes

The property has solar panels.



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