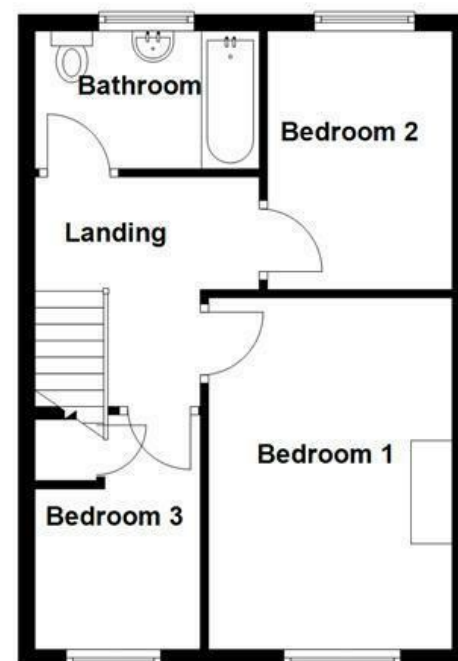


Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lower Manor Lane, Burnley, BB12 0EF

£220,000

FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME

Located on Lower Manor Lane in Burnley, this charming three-bedroom semi-detached house presents an ideal opportunity for families seeking a lovely home in a desirable location. The property boasts two spacious reception rooms, including a large lounge that features a modern light-up media wall, seamlessly flowing into the dining area, creating a perfect space for both relaxation and entertaining.

The separate kitchen is well-appointed, providing functionality and style, while the bright conservatory invites an abundance of natural light, making it an inviting spot to enjoy your morning coffee or unwind in the evenings.

Upstairs, you will find three good-sized bedrooms, each offering a comfortable retreat for family members. The family bathroom is conveniently located, ensuring ease of access for all.

The outdoor space is truly a highlight of this property. The stunning landscaped garden is perfect for outdoor gatherings and family activities, while the converted garage has been transformed into a stylish bar, making it an excellent venue for entertaining friends and family.

This delightful home combines modern living with a warm, welcoming atmosphere, making it a perfect choice for those looking to settle in a vibrant community. Don't miss the chance to make this wonderful property your own.

Lower Manor Lane, Burnley, BB12 0EF

£220,000



- Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating: TBC
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Garden And Bar
 - Council Tax Band: C

Ground Floor

Porch

7'6 x 3'8 (2.29m x 1.12m)
UPVC double glazed frosted entrance door, two UPVC double glazed windows, tiled floor and doo to reception room.

Reception Room One

16'7 x 13'7 (5.05m x 4.14m)
UPVC double glazed window, central heating radiator, coving, spotlights, media wall, meter cupboard, under stairs storage, wood effect flooring, stairs to first floor and open access to reception room two.

Reception Room Two

10'10 x 8'11 (3.30m x 2.72m)
Central heating radiator, coving, wood effect laminate floor, double doors to kitchen and UPVC double glazed sliding doors to conservatory.

Kitchen

11' x 7'2 (3.35m x 2.18m)
UPVC double glazed window, spotlights, wood effect wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, tiled splash backs, space for fridge freezer, plumbing for washing machine, tiled floor and UPVC double glazed frosted door to rear.

Conservatory

11'1 x 10'1 (3.38m x 3.07m)
UPVC double glazed windows, tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

9'2 x 8'5 (2.79m x 2.57m)
UPVC double glazed window, loft access, smoke alarm, coving and doors to three bedrooms and bathroom.

Bedroom One

14' x 9'8 (4.27m x 2.95m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Two

8'10 x 7'4 (2.69m x 2.24m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Three

9'4 x 6'7 (2.84m x 2.01m)
UPVC double glazed window, central heating radiator, coving, over stairs storage and wood effect flooring.

Bathroom

8'11 x 5'6 (2.72m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, tiled bath with mixer tap and direct feed rainfall shower and rinse head over, tiled elevation and tile effect flooring.

External

Front

Laid to lawn garden, driveway and EV charge point.

Rear

Enclosed garden, slate chips and bar.

Bar

13'4 x 9'1 (4.06m x 2.77m)
UPVC double glazed window, spotlights, bar, wood panel ceiling, wood panel elevation and UPVC double glazed sliding door.

