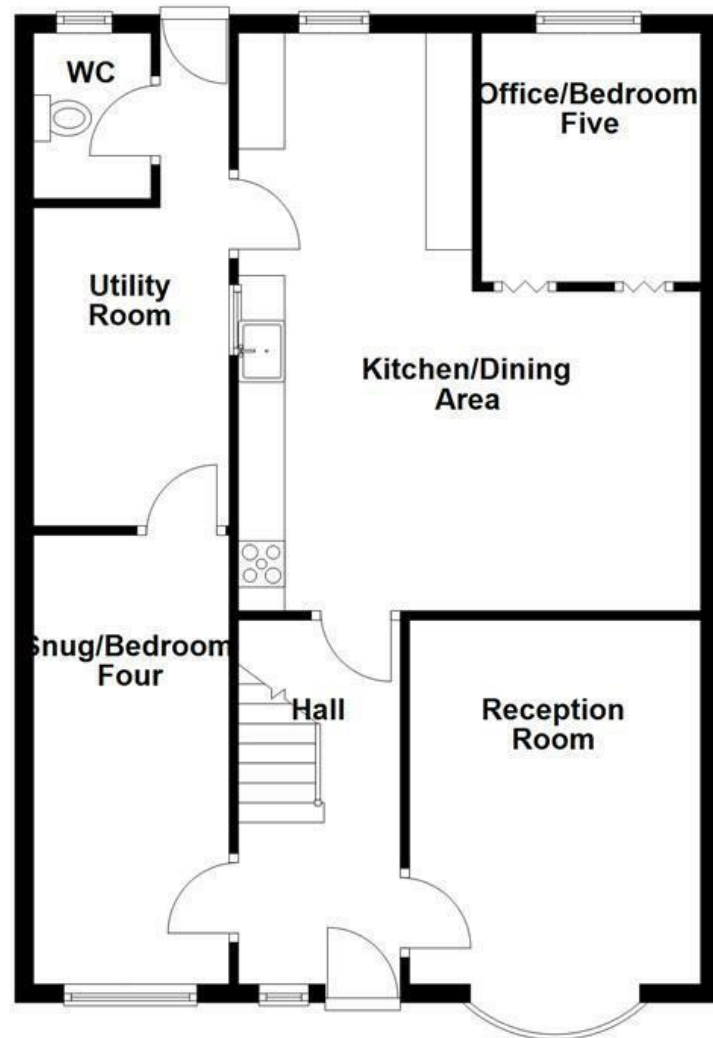
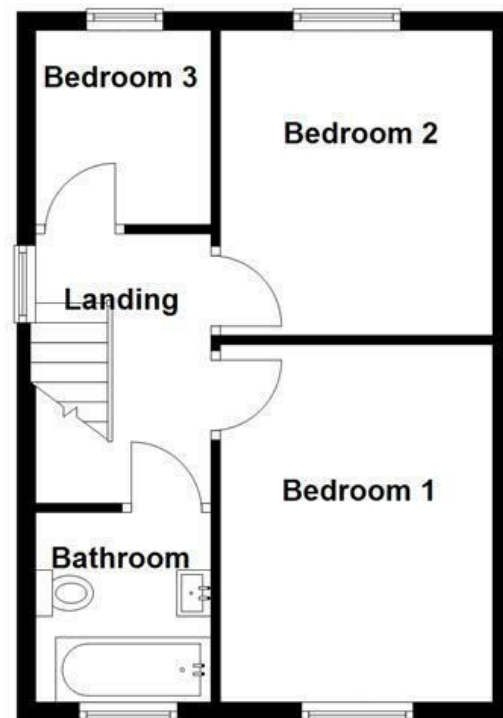


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	88
(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 0EB

Offers Over £230,000

AN IDYLIC FAMILY HOME

Nestled on the sought-after Lower Manor Lane in Burnley, this enviable semi-detached family home has been thoughtfully renovated and extended to offer a spacious and contemporary living experience. The property boasts stylish and neutral interiors, complemented by modern fixtures and fittings that create a welcoming atmosphere throughout.

As you step inside, you will be greeted by an abundance of indoor space, perfect for family living. The highlight of this home is the fantastic extension that features an open-plan kitchen diner, ideal for entertaining and family gatherings. This area flows seamlessly into a well-appointed utility room, ensuring practicality for everyday life. Additionally, the property includes a study and snug, currently utilised as a fourth and fifth bedroom, providing flexibility to accommodate your family's needs.

The outdoor space is equally impressive, offering ample room for children to play and for hosting summer barbecues. The garden is a blank canvas, ready for your personal touch, making it a delightful retreat for relaxation.

Situated in a popular estate, this home is in a desirable location that is perfect for families. With the potential to create up to five bedrooms, this property truly offers versatility and room for growth.

