

236 LOWERHOUSE LANE
BURNLEY
BB12 6LP

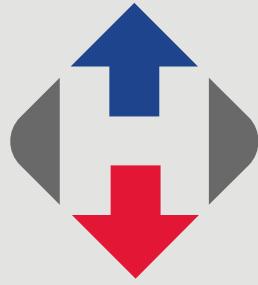
£163,950



- Spacious stonebuilt cottage
- Two large reception rooms
- Two bedrooms
- Fitted shaker style kitchen
- 3-piece bathroom with shower
- Newly redecorated
- Gas GH and PVC double glazing
- 93 m² (998 sq ft) approx.

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An attractive stonebuilt cottage which offers deceptively spacious accommodation with two good sized reception rooms and two bedrooms. The house has been recently redecorated and offers fantastic character features including fireplaces, feature exposed stone walls and exposed beams.



The ground floor has a porch at the front, a lounge with a double door opening to the dining room and kitchen at the rear with shaker style units and integrated oven and hob. Upstairs are two bedrooms, both with a fireplace and a 3-piece bathroom with shower over the bath. Outside to the rear is a stone paved yard with gated access. The property is offered for sale vacant and chain free so early viewing is recommended.

LOCATION: Travelling along Padiham Road A671 from the Padiham direction, turn right onto Kiddrow Lane, at the roundabout turn onto Liverpool Road and then take the second right turning onto Lowerhouse Lane, after passing the cricket club the property can be found on the left.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: Through the front door into a porch with coat hooks and feature exposed stone wall, glazed door to lounge.

LOUNGE: 4.3m x 4.4m (13'11" x 14'5"); with coved cornicing, wall light points, feature exposed stone wall, staircase off to first floor, brick fireplace with decorative cast iron stove and set on stone hearth, glazed double doors leading to

DINING ROOM: 4.5m x 4.4m (14'9" x 14'4"); with coved cornicing, wall light points, feature brick fireplace with electric fire, sat on stone flag hearth.

KITCHEN: 2.1m x 3.7m (6'11" x 12'2"); has a range of fitted cream shaker style wall and base units with hardwood work surfaces, tiled splashback, ceramic single bowl sink unit with chrome mixer tap, integrated built under double oven, stainless steel 5 ring gas hob with stainless steel extractor canopy over, space for fridge/freezer, plumbing for a washing machine, Baxi central heating boiler concealed inside a kitchen wall cupboard, wine rack, tiled floor, coved cornicing and PVC door opening onto rear yard.

FIRST FLOOR:

LANDING: With feature exposed beam.

BEDROOM ONE: 3.5m x 4.5m (11'6" x 14'8"); has a feature fireplace with cast iron insert and stone flagged hearth.

BEDROOM TWO: 2.6m x 4.4m (8'7" x 14'3"). has a feature fireplace with cast iron insert and stone surround, loft hatch with pull down ladder leading to a partly board loft with electric light.





BATHROOM: 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and a panelled bath with chrome shower-tap fitment, electric shower over with splash shower screen, part tiled walls.

OUTSIDE: To the rear is an enclosed yard which is stone paved, stone boundary wall and wrought iron gate.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazed windows in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

EPC: The energy efficiency rating for this property is C.

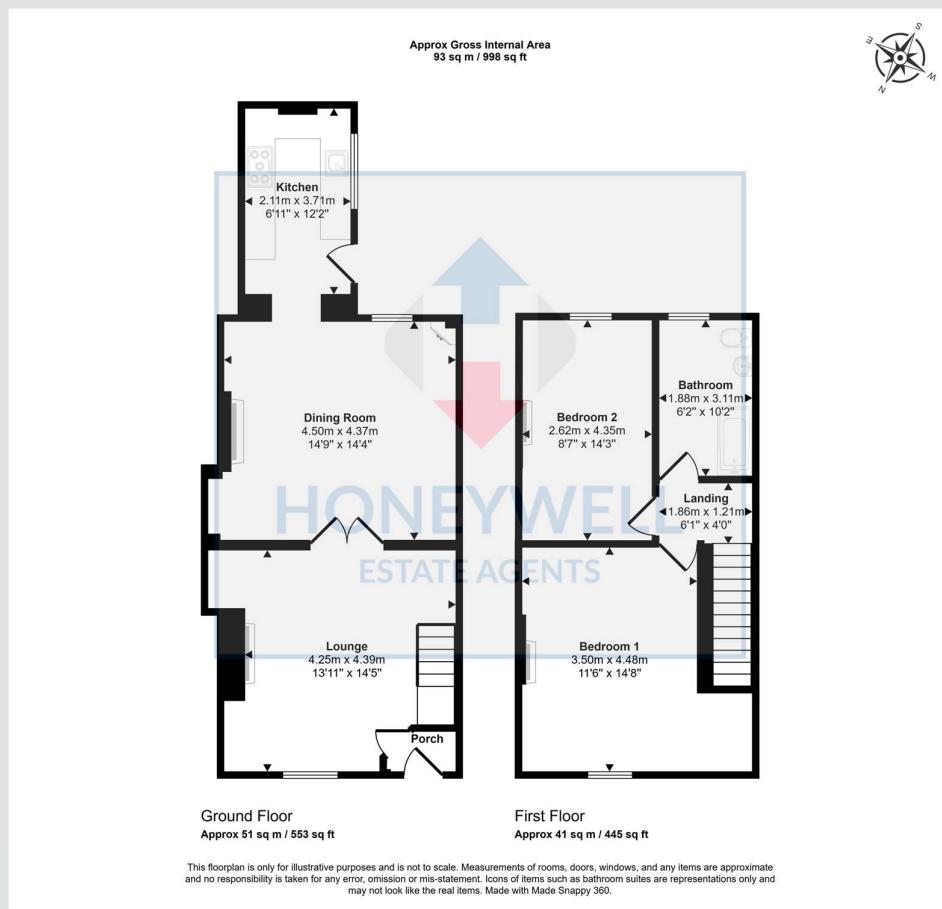
COUNCIL TAX BAND: B

TENURE: Freehold.

VIEWING: By appointment with our office.

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