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61 Lower Manor Lane  
Burnley  
BB12 0EF



For Sale

Asking Price £265,000

- Four Bedrooms
- Detached
- Two Car Drive
- Integrated Garage
- Two Reception Rooms

- Downstairs Shower Room
- Garden
- No Onward Chain
- Family Home
- EPC Rated D





Welcome to this delightful four-bedroom detached property located in the highly sought-after area of Lower Manor Lane, now available for sale with no onward chain. This home is perfectly situated for easy travel towards Fence, Barrowford, or Burnley town centre, offering the best of both worlds: a tranquil residential setting ideal for families and convenient access to local amenities.

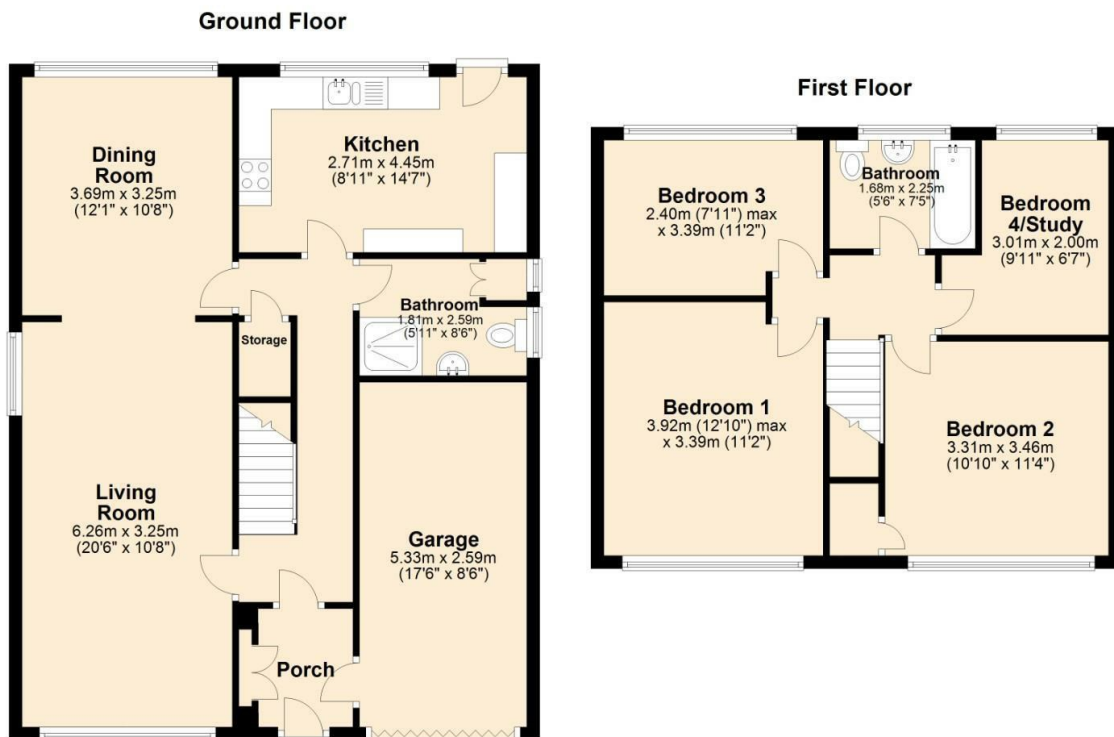
A front lawn and spacious two-car driveway leads to an integrated garage, providing ample parking and storage space. Step into the welcoming porch, which offers convenient access to the garage and built-in storage, perfect for keeping your home organised.

Entering the main hall, you are immediately drawn to the left, where the spacious living room awaits. This inviting room features large windows that allow natural light to flood in, creating a bright and airy atmosphere. The open-plan design seamlessly connects the living room to the dining room, offering a perfect layout for entertaining. A separate door leads back to the hallway for added convenience.

The modern kitchen boasts sleek white wall and base units with contrasting work surfaces, complemented by integrated appliances including an oven, hob, and stainless steel sink. The back door opens onto a lovely patio area, perfect for al fresco dining, and leads to a generous lawn complete with a pond and greenhouse, providing a serene outdoor retreat.

A contemporary three-piece shower room completes the ground floor, adding to the home's functionality and appeal. Upstairs, you will find two spacious double bedrooms at the front of the property, offering plenty of room for rest and relaxation. To the rear, there is a smaller double bedroom and a single bedroom currently used as a study, both with delightful views over the lush garden. The upper floor is serviced by a stylish three-piece bathroom featuring a shower over bath, W/C, and floating sink.

We expect interest to be high so book today so you're not disappointed!



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