

Because life is

PettyTM
Real

317 Cog Lane
Burnley
BB11 5JP



For Sale

£105,000

- No Onward Chain!
- Modern Kitchen and Bathroom
- Two Reception Rooms
- Two Double Bedrooms
- Ready to Move In
- Garage at the Rear!
- Ideal for First Time Buyers
- Potential Investment
- Leasehold
- Tax Band A



Discover this delightful 2-bedroom mid-terrace house, ideally situated close to excellent transport links, including local bus routes and Burnley Manchester Road train station. Perfect for first-time buyers or investors, this property is available with no onward chain, offering a smooth and hassle-free purchase.

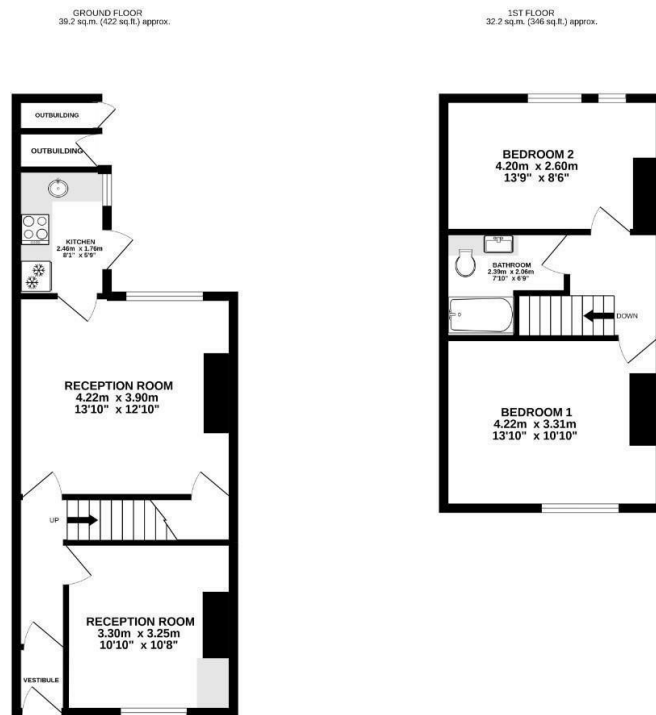
Enter through a welcoming hallway that provides access to a cosy lounge and a generous living room at the rear. The living room offers ample space and the convenience of under-stairs storage, ideal for keeping your home tidy. The modern kitchen, installed in 2015, features matching wall and base units, an integrated oven, hob, and fridge freezer, making meal preparation a joy.

Upstairs, the first floor hosts a spacious master bedroom and an additional double bedroom, providing comfortable living spaces for all. A tiled, modern family bathroom, also updated in 2015, completes the first floor, offering convenience and style.

The rear of the property boasts outside storage and a garage, perfect for parking or setting up a workshop.

This charming mid-terrace house offers a blend of modern comforts and practical living spaces, all within a convenient location. With no onward chain, moving in is straightforward and stress-free. Don't miss the opportunity to make this lovely house your home.

Contact us today to arrange a viewing and experience the potential this property has to offer!



TOTAL FLOOR AREA - 71.3 sq.m (768 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their quality or efficiency can be given.
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