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46 Ightenhill Park Lane
Burnley
BB12 0LE



For Sale

Asking Price £245,000

- *Amazing Family Home!*
- Three Bedrooms & Two Receptions.
- Underfloor Heating In Kitchen & Bathroom
- Sound System In Bathroom.
- Smeg Oven & Hob.

- Solid Oak Floors.
- Downstairs Utility & W/C.
- Council Tax Band: B (Burnley Borough Council.)
- EPC Rating: E.
- Leasehold.



Welcome to Ightenhill Park Lane, Burnley – a charming three-bedroom, two-reception end-terrace home, perfect for family living.

A stunning stained-glass pane in the internal door casts beautiful colors as sunlight streams through. To your right, the first reception room features a large bay window, a multi-fuel burner, and solid oak flooring, creating a warm and inviting space.

The second reception room offers versatility as a dining or additional living area, also boasting a multi-fuel burner and windows on the rear and side walls, ensuring ample natural light. Like the first reception room, it is finished with stunning solid oak wood flooring.

The kitchen, accessible from the second reception room, is well-equipped with ample counter space, storage, and high-quality fittings, including a top-of-the-range SMEG oven and hob. Underfloor heating adds warmth and comfort. The adjoining utility room houses a downstairs W/C and space for a washing machine and dryer.

On the first floor, the master and third bedrooms overlook the front. The master is spacious, offering flexible furniture arrangements. The third bedroom is ideal as a single bedroom, guest room, or home office. Bedroom two, located at the rear, is a large double similar in size to the master, making it perfect for a teenager or additional family member.

The luxurious family bathroom, positioned above the kitchen, features a stunning four-piece suite, including a walk-in shower, toilet, sink, and stylish off-the-wall bathtub. Underfloor heating and a built-in sound system add to its appeal.

Externally, the rear garden offers a patio for outdoor dining and entertaining, extending around the side for additional outdoor space.

Close to major motorway links (M65) and highly regarded local schools, this is a fantastic family home in a sought-after location.

Key Information:

Leasehold: 999 years (894 remaining)

Council Tax Band: B (Burnley Borough Council)

EPC Rating: E



Ightenhill Park Lane, Burnley



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