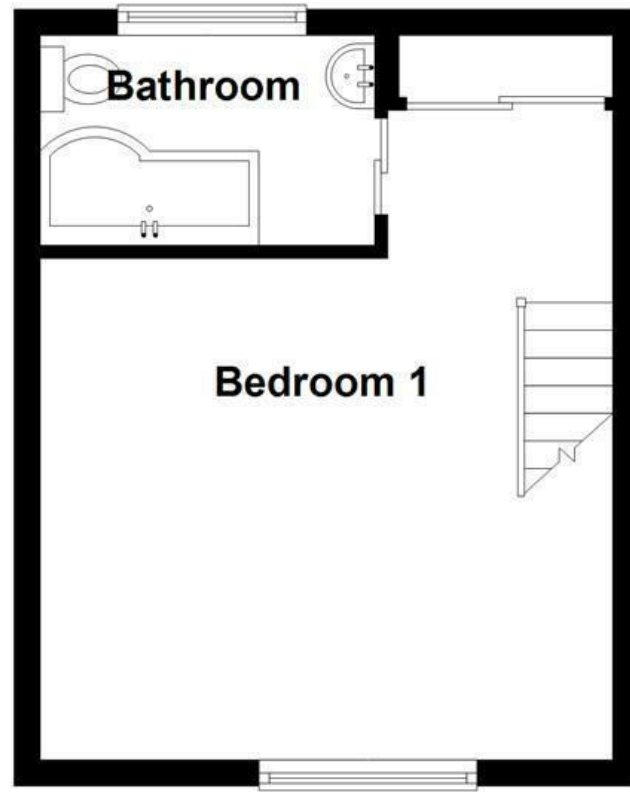



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

## Cog Lane, Burnley, BB11 5JP

Offers Over £95,000

ENVIABLE MID TERRACE COTTAGE IN THE HEART OF BURNLEY

Located on Cog Lane in the vibrant town of Burnley, this charming one-bedroom house presents an excellent opportunity for first-time buyers seeking a modern and inviting home. The property boasts a contemporary open-plan living space that seamlessly integrates the kitchen and lounge, creating a warm and welcoming atmosphere perfect for both relaxation and entertaining.

The bedroom is thoughtfully designed with fitted wardrobes, providing ample storage while maintaining a clean and tidy aesthetic. The modern bathroom complements the overall style of the home, ensuring comfort and convenience for its occupants.

One of the standout features of this property is the rear yard, which offers a private outdoor space ideal for enjoying the fresh air or hosting gatherings with friends and family.

This home is ready to move into, making it an ideal choice for those looking to settle in without the hassle of renovations. With its appealing design and practical layout, this property is sure to attract attention. Don't miss the chance to make this delightful house your new home.

# Cog Lane, Burnley, BB11 5JP

Offers Over £95,000



- Mid Terraced Cottage
- Council Tax Band A
- Close Proximity To Local Amenities
- Tenure Leasehold
- Modern Open Plan Kitchen
- Enclosed Paved Rear Yard Space
- Easy Access To Major Network Links
- Ideal First Time Buy And Ready to Move Into
- EPC Rating D
- Viewing Recommended

## Ground Floor

### Open Plan Living/Dining/Kitchen Area

18'2 x 14'5 (5.54m x 4.39m)

## First Floor

### Bedroom One

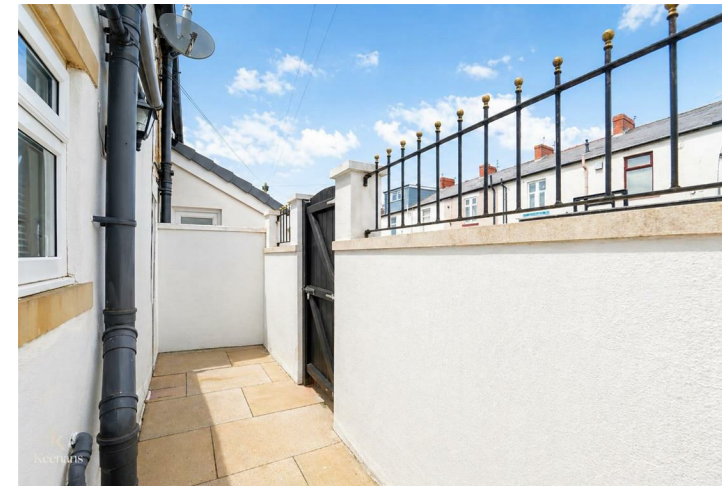
15'9 x 14'10 (4.80m x 4.52m)

### Bathroom

8'4 x 5'3 (2.54m x 1.60m)

## External

Enclosed paved rear yard with access to shared road.



Tel: 01282469023

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