

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	
England & Wales <small>EU Directive 2002/91/EC</small>	

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Cog Lane, Burnley, BB11 5BJ

£900

A FANTASTIC TWO BEDROOM PROPERTY

Situated in the heart of a popular area of Burnley, this neutrally finished two-bedroom quasi semi is being welcomed to the rental market. Ideally suited for a small family or couple. The property offers great access to local amenities, good schools and major commuter routes as well as boasting off-road parking for numerous vehicles.

The property comprises briefly, to the ground floor; entrance to the hallway with stairs leading to the first floor and doors providing access to a downstairs WC, contemporary fitted kitchen and deceptively spacious reception room. The kitchen has doors leading to under stairs storage, the rear garden and the reception room which has French doors leading to the rear garden. To the first floor is a landing with doors leading to two bedrooms and a three-piece bathroom suite. The main bedroom has an en-suite shower room.

Externally the property boasts an enclosed rear low maintenance garden with patio, decking, summer house and bar. There is gated off-road parking as well as a parking bay to the front of the property. For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

Cog Lane, Burnley, BB11 5BJ

£900



- Two Double Bedrooms
- Garden and Parking
- Modern Bathrooms
- Available Immediately
- Two Bathrooms
- Close Proximity to Local Amenities
- Elegant Kitchen with Central Island
- Quasi Semi Detached
- Excellent Transport and Commuter Links
- Summer House and Bar

Ground Floor

Entrance

Composite frosted door to the hallway.

Hallway

7'6 x 4'10 (2.29m x 1.47m)

Stairs to the first floor and door to the kitchen, door to reception room one and the WC.

W.C

4'10 x 4'1 (1.47m x 1.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and wall mounted wash basin with traditional taps.

Kitchen

10'10 x 8'7 (3.30m x 2.62m)

UPVC double glazed window to the rear, frosted double glazed door to the rear, ceiling light, cupboard housing wall mounted boiler, base and wall units with complementary work surfaces, integrated electric hob, electric oven and microwave, one and a half bowl sink with mixer tap and draining board, space for fridge freezer and washing machine, part tiled walls, under stairs storage cupboard, Karndean flooring.

Reception Room

16'0 x 10'4 (4.88m x 3.15m)

UPVC double glazed box bay window, central heating radiator, feature electric fire and surround, UPVC patio doors to rear and door to kitchen.

First Floor

Landing

11'8" x 9'10" (3.57 x 3.01)

Doors to two bedrooms and a shower-room.

Bedroom One

10'11 x 10'05 (3.33m x 3.18m)

UPVC double glazed window, central heating radiator, television point and door to the en-suite.

En-suite

7'0 x 4'8 (2.13m x 1.42m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional tap, double direct feed shower, partial tiled elevations and vinyl flooring.

Bedroom Two

11'11" x 11'1" (3.63m x 3.38m)

UPVC double glazed window, UPVC double glazed door to a Juliette balcony, central heating radiator and television point.

Shower Room

5'6 x 5'3 (1.68m x 1.60m)

UPVC double glazed frosted window, radiator, frosted double glazed window to the rear, part tiled walls, wall mounted sink set in vanity unit with mixer tap, walk in shower, non slip Altro flooring, wall mounted storage cupboard and extractor fan.

External

Front

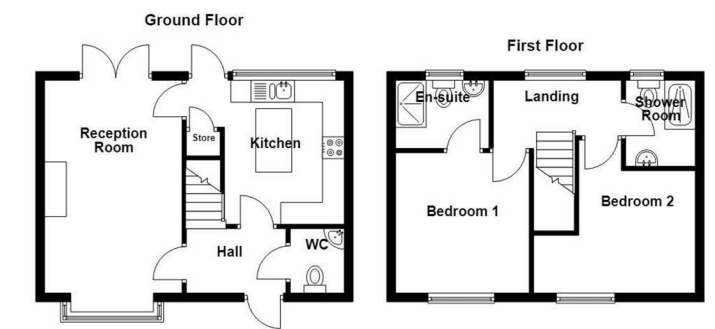
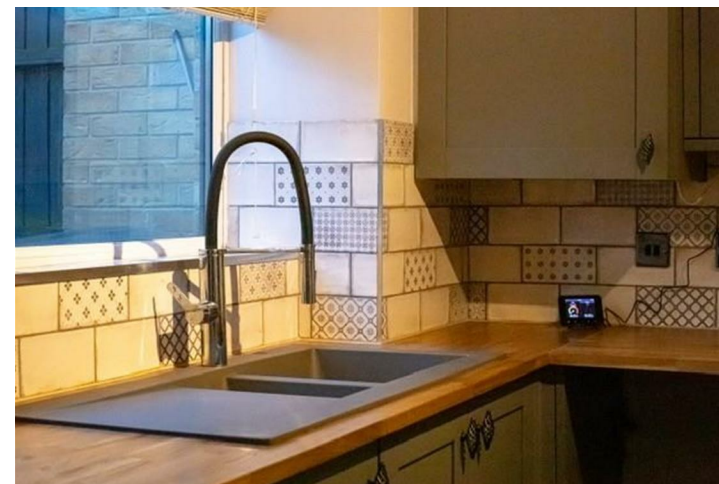
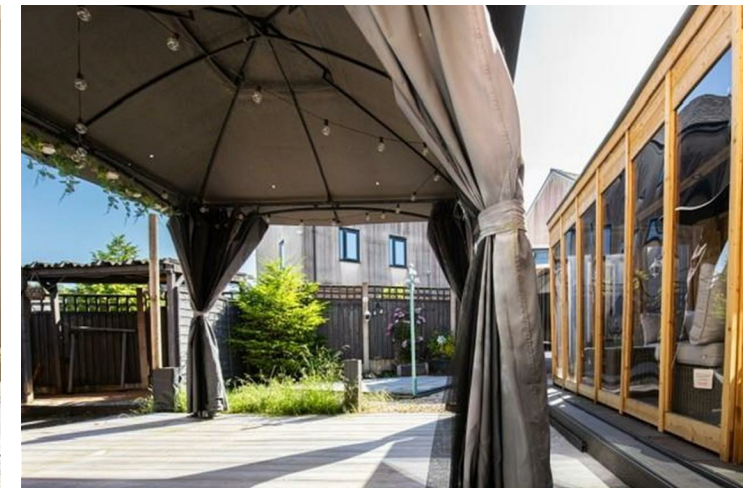
Small gated garden and off road parking bay.

Rear

Enclosed low maintenance garden with bedding areas, decked and paved areas, timber summer house, bar and gated area for off road parking.

Agents Notes

EPC Rating C
Council Tax Band A



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