

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Mill Hill Lane, Burnley, BB11 5QU

**£230,000**

IMPRESSIVE SEMI DETACHED TRUE BUNGALOW

Welcome to Mill Hill Lane, Hapton, Burnley, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. Recently renovated, the property boasts two spacious double bedrooms, providing ample space for relaxation and rest.

As you enter, you are welcomed into a cosy lounge featuring a charming log burner, ideal for those chilly evenings. The modern kitchen diner is a wonderful space for entertaining, allowing for seamless interaction with family and friends while preparing meals. The bright conservatory adds an extra touch of light and space, making it a perfect spot to enjoy your morning coffee or unwind with a good book.

The bungalow also includes a well-appointed shower room, ensuring convenience for all residents. Outside, the landscaped garden presents a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the property benefits from a driveway and garage, providing ample parking and storage solutions.

Situated in a desirable location, this home is not only a peaceful sanctuary but also offers easy access to local amenities and transport links. This property is an excellent opportunity for those seeking a comfortable and stylish living space in a lovely community. Don't miss the chance to make this charming bungalow your new home.

# Mill Hill Lane, Burnley, BB11 5QU

£230,000



- Beautifully Presented Semi Detached True Bungalow
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating TBC
- Two Bedrooms
- Landscaped Front & Rear Gardens
- Tenure Freehold
- Three Piece Shower Room
- Spacious Garage
- Council Tax Band C

## Ground Floor

### Entrance Hallway

13'7 x 3'2 (4.14m x 0.97m)

Composite front entrance door, central heating radiator, coving, dado rail, wood effect flooring and doors to reception room, two bedrooms and shower room.

### Reception Room

13'4 x 13'3 (4.06m x 4.04m)

UPVC double glazed bay window, central heating radiator, cast iron log burner with wooden mantel, feature wall lights, wood effect flooring and door to the kitchen.

### Kitchen

14'8 x 9'8 (4.47m x 2.95m)

Three UPVC double glazed windows, range of high gloss wall and base units with wood effect surfaces, stainless steel sink with mixer tap, double oven, four ring induction hob, integrated fridge freezer and dishwasher, plumbing for washing machine, spotlights, loft access, wood effect flooring and UPVC double glazed door to the rear.

### Bedroom One

10'11 x 10'4 (3.33m x 3.15m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

### Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring and door to the conservatory.

### Conservatory

10'11 x 7'1 (3.33m x 2.16m)

UPVC double glazed windows, central heating radiator, wood effect flooring, polycarbonate roof and UPVC double glazed door to the rear.

### Shower Room

7'1 x 5'3 (2.16m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower enclosure, PVC panelled elevations, PVC panelled ceiling, extractor fan and tiled flooring.

## External

### Front

Laid to lawn garden with paving and stone chipped driveway providing off road parking.

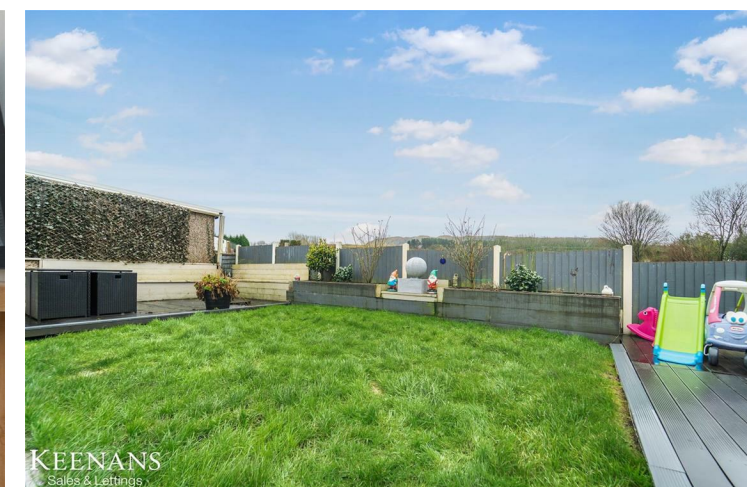
## Rear

Enclosed laid to lawn garden with composite decking, stone chipped areas and access to the garage.

### Garage

19'5 x 9'6 (5.92m x 2.90m)

Power.



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