



## 102 Low Bank

Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Driveway & Garage
- Ground Floor Extension
- Freehold Tenure
- Council Tax Band B
- Three Bedrooms
- Immaculate Condition
- Good Sized Garden
- Popular Location



### Ground Floor

The ground floor offers a practical and well-planned layout designed around modern family living. A welcoming hallway leads through to a bright and comfortable living room positioned to the front of the property, creating a relaxing setting for everyday use. To the rear, the contemporary kitchen provides generous storage and workspace alongside room for dining. Flowing seamlessly from the kitchen is a stylish orangery, created through the addition of a new roof, providing a versatile extra reception space that can be enjoyed throughout the year with direct access to the rear garden.

### First Floor

The first floor offers three bedrooms together with a modern family bathroom. The principal bedroom provides a comfortable and relaxing retreat, while the additional bedrooms offer flexibility for children, guests, home working or hobbies. The bathroom has been finished in a contemporary style and includes a walk-in shower with modern fittings.

### External

Externally, the property continues to impress with a well-maintained rear garden designed for both relaxation and low-maintenance living. Patio seating areas provide space for outdoor dining and entertaining, alongside an artificial lawn area creating a practical family-friendly environment. To the front, the property benefits from off-road parking for multiple vehicles together with access to a detached garage. The detached garage provides useful additional storage and practical flexibility, ideal for vehicle storage, hobbies or general household requirements.



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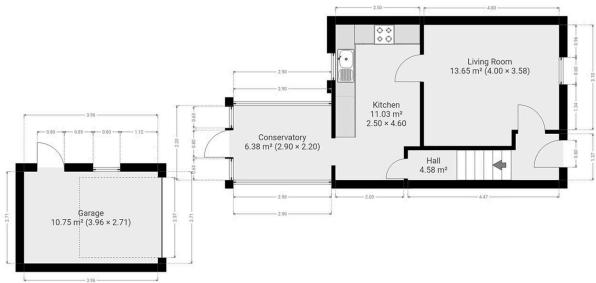


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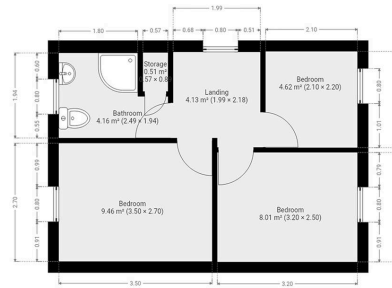
GARDEN

Driveway



Total Property Area: approx - 77.22 Sq Meters (831.2 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and elevations are approximate. We do not give any guarantee, they cannot be used for any purpose and they do not form part of any agreement. No liability is taken for any error.



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