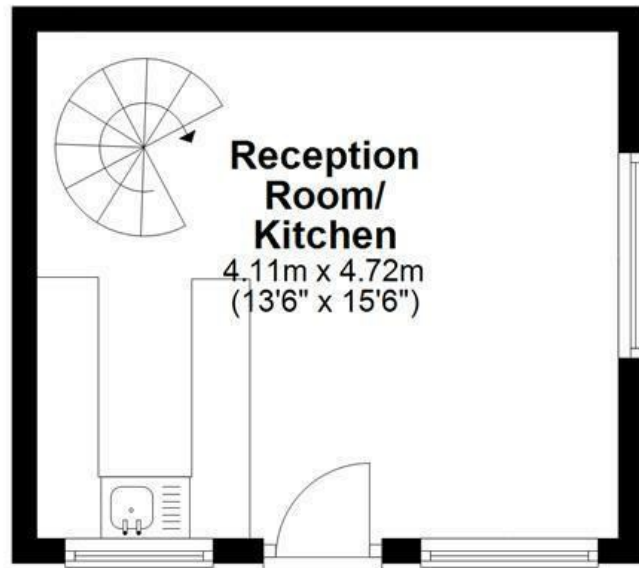
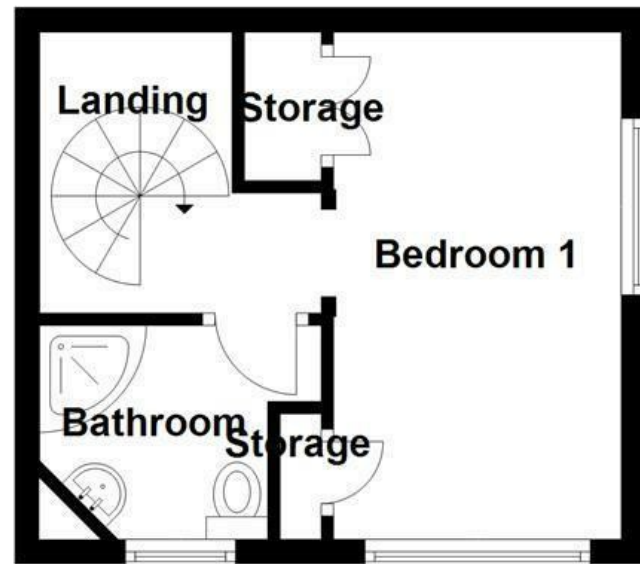


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	89
(69-80) C			
(55-68) D			
(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.

## Castlerigg Drive, Burnley, BB12 8AT

### Offers Over £100,000

BEAUTIFUL PROPERTY, PERFECT FOR A FIRST HOME

Nestled on the charming Castlerigg Drive in Burnley, this delightful one-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a beautifully maintained garden, perfect for enjoying the outdoors or entertaining guests.

Upon entering, you will find a spacious kitchen and reception room that creates a warm and welcoming atmosphere. This open-plan area is ideal for both cooking and relaxing, making it the heart of the home. The large bedroom features inbuilt storage, providing ample space for your belongings while ensuring a tidy and organised living environment.

Additionally, the property is equipped with solar panels, offering an eco-friendly energy solution that can help reduce your utility bills. For added convenience, there is a designated parking space, making it easy for you and your guests to come and go.

This charming house is perfect for first-time buyers, couples, or anyone looking to downsize without compromising on comfort. With its appealing features and prime location, this property is not to be missed. Come and experience the warmth and charm of this lovely home on Castlerigg Drive.

For more information or to book a viewing, please contact our Burnley branch as soon as possible.

# Castlerigg Drive, Burnley, BB12 8AT

Offers Over £100,000

 1  1  1  B

- Tenure Freehold
- On Street Parking
- One Generously Sized Bedroom
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Open Plan Living/Kitchen Area
- Ideal First Time Buy Or For Single Occupancy
- EPC Rating B
- Viewing Essential
- Easy Access To Major Network Links

## Ground Floor

### Reception Room/ Kitchen

15'6 x 13'6 (4.72m x 4.11m)

## First Floor

### Landing

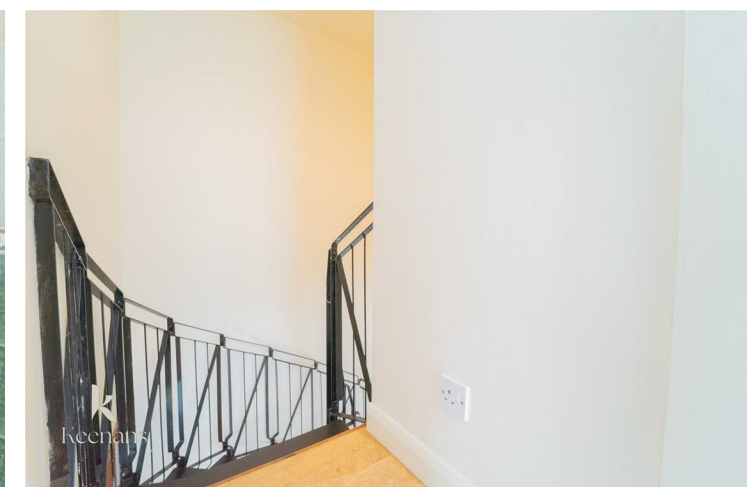
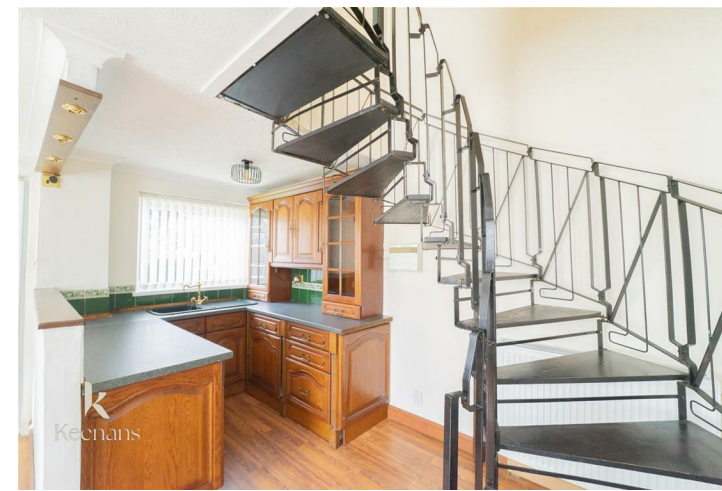
7'7 x 5'2 (2.31m x 1.57m)

### Bedroom One

13'6 x 7'8 (4.11m x 2.34m)

### Bathroom

7'6 x 6'1 (2.29m x 1.85m)



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