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78 Coal Clough Lane,  
Burnley, BB11 4NW



## Cog Lane , Burnley, BB11 5JT

**Offers in the region of £90,000**



**\*\*NO CHAIN DELAY\*\*** Spacious End Terrace Home on Cog Lane – Ideal for First-Time Buyers, Families & Investors!

This generously proportioned end terrace property offers excellent living space and fantastic potential to add value. Situated in a prominent position on the ever-popular Cog Lane, it's offered to the market with no onward chain, making it a perfect opportunity for quick movers.



Floor Plans

\*Ground Floor\*

You are welcomed into a practical entrance hallway leading to two good-sized reception rooms. Both reception rooms benefit from a recent damp proof course. The first is a cosy snug featuring a electric fire, while the second reception room is bright and airy, boasting two large uPVC windows that flood the space with natural light. It also offers handy under-stairs storage and opens into the kitchen. The kitchen provides ample room for all modern amenities and leads out to the rear yard. There’s also a useful downstairs family bathroom with a three-piece suite and an overhead electric shower.

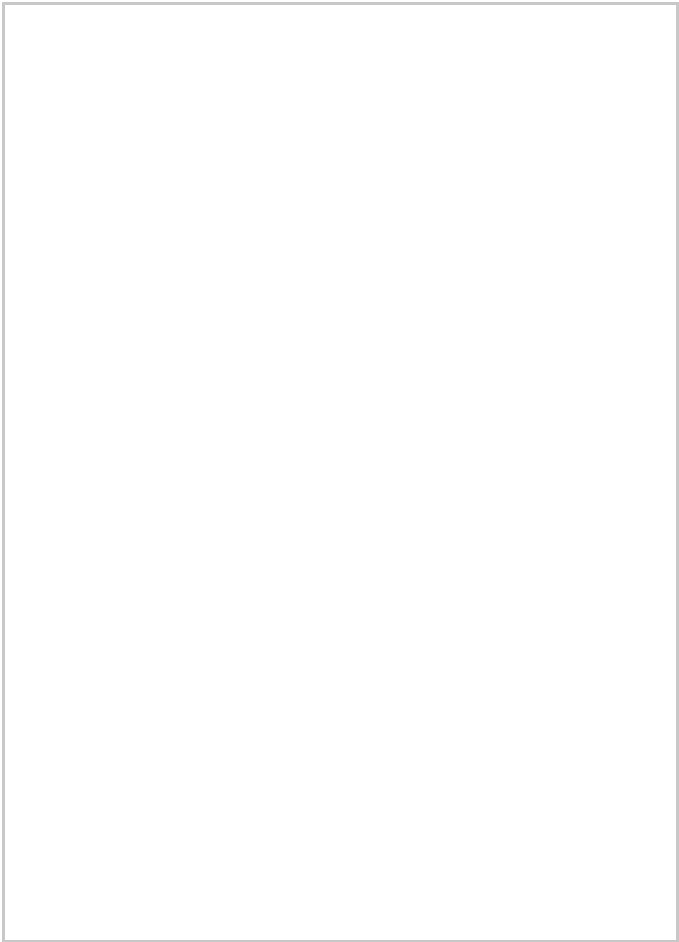
\*First Floor\*

Upstairs you’ll find three well-proportioned bedrooms. To the left is a large double bedroom with plenty of light and space. To the right are two further bedrooms – one accommodating a small double bed with storage, and the other a bright single room. At the end of the landing is a useful box/storage room, ideal for a small home office or extra storage.

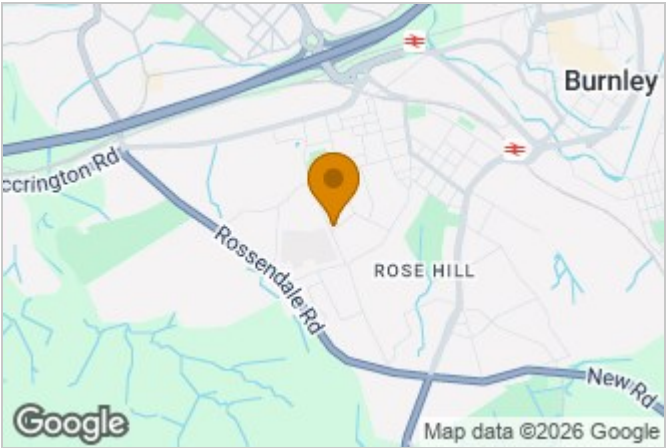
\*Key Features\*

- Full uPVC double glazing throughout
- Gas-fired central heating
- Low-maintenance rear yard
- Excellent potential to modernise and add value

Council Tax: Band A (Burnley Council)  
EPC: D  
Tenure: Leasehold  
Ground rent £10.6s.3d



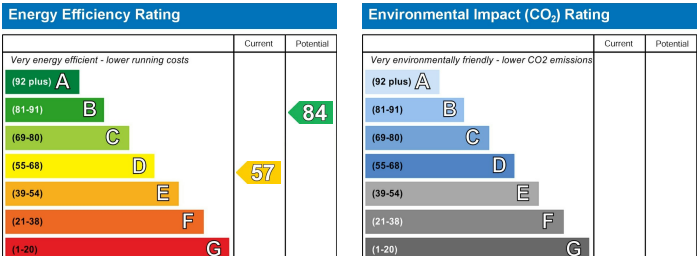
Area Map



Accommodation Details

- Reception Room One 10'05 x 11'00 (3.18m x 3.35m)
- Reception Room Two 14'02 x 14'06 (4.32m x 4.42m)
- Kitchen 14'10 x 7'06 (4.52m x 2.29m)
- Bathroom 9'00 x 7'07 (2.74m x 2.31m)
- Bedroom One 14'06 x 10'04 (4.42m x 3.15m)
- Bedroom Two 11'06 x 7'01 (3.51m x 2.16m)
- Bedroom Three 11'05 x 7'01 (3.48m x 2.16m)
- Box Room 5'05 x 4'06 (1.65m x 1.37m)

Energy Efficiency Graph



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