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78 Coal Clough Lane,  
Burnley, BB11 4NW



## Tarren Grove , Burnley, BB11 4AL

**Asking price £160,000**



**\*\*NO ONWARD CHAIN\*\***

Tucked away on this sought-after grove, yet close to local amenities, good schools & major transport routes, this beautifully presented two-bedroom home which is ready to move into, a Shared rear drive and generous garden, it is the ideal home for a first time buyer or a small family.



## Floor Plans

On entering the property- down the hall, you are welcomed into a bright and inviting reception room (14'06 x 11'02) the perfect spot for relaxing at the end of the day. Due the layout it has the perfect layout for hosting events with French doors opening into the rear low maintenance garden - Ideal for summer barbecues, children's play or simply enjoying the outdoors in peace and privacy.

A well equipped sized kitchen (7'05 x 11'07) offers plenty of space for all modern appliances and workspace, with the additional bonus of space for a small table and chairs to eat your breakfast while you take a moment and let the world go by.

A convenient downstairs WC adds an additional attraction especially when hosting events to stop guests travelling all the way through the house.

Following the stairs to the first floor, you find two spacious double bedrooms (14'06 x 8'10), (14'06 x 7'07). the second bedroom has great potential to have bunkbeds in or two singles for the children or even be used as a walk-in wardrobe/ office for the right person.

the bright family three piece bathroom (7'05 x 5'05) has the versatility for a shower or a long soaked bath after a long day of work. Allowing you to shut out the world and take the time to focus on you.

Full central heating system throughout and double glazed UPVC windows.

EPC:- Current

Council Tax:- Band A, Burnley Borough Council  
Leasehold – Leasehold 235 years remaining of 249 years minus 10 days. Rate TBC

### Accommodation Details

Reception Room 14'06 x 11'02 (4.42m x 3.40m)

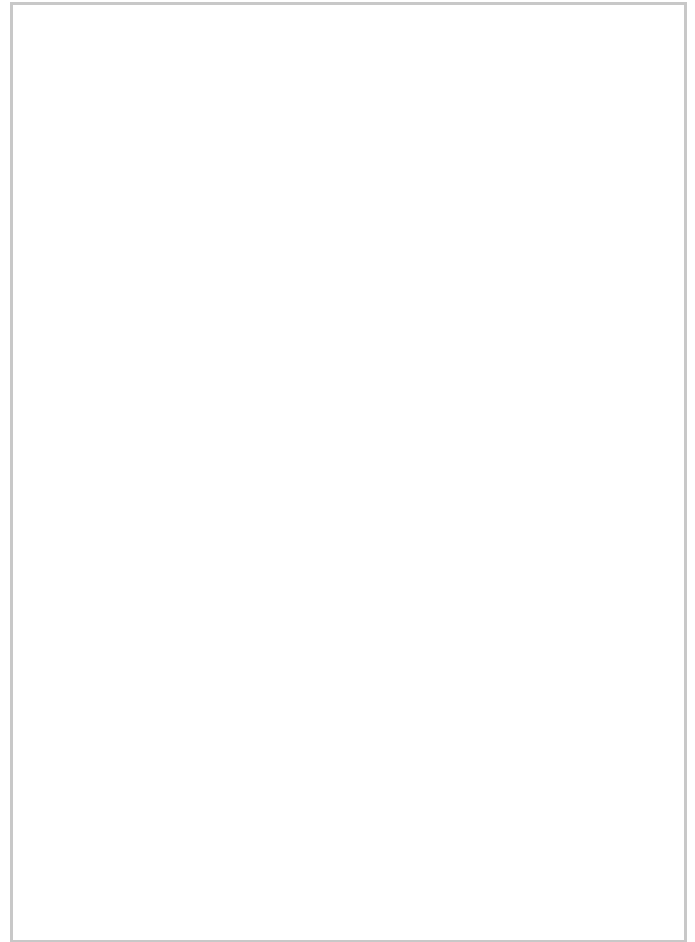
Kitchen 7'05 x 11'07 (2.26m x 3.53m)

Bedroom One 14'06 x 8'10 (4.42m x 2.69m)

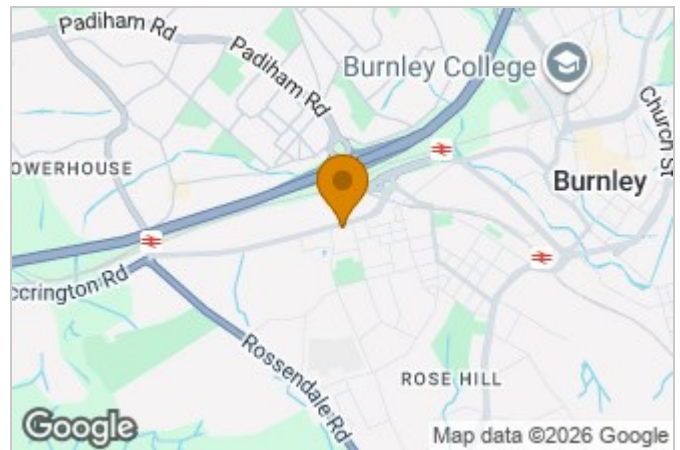
Bedroom Two 14'06 x 7'07 (4.42m x 2.31m)

Bathroom 7'05 x 5'05 (2.26m x 1.65m)

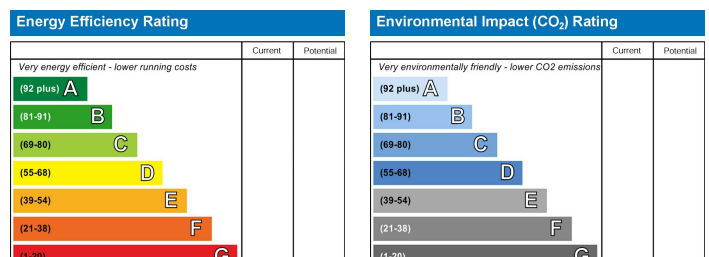
Downstairs toilet 3'00 x 4'09 (0.91m x 1.45m)



### Area Map



### Energy Efficiency Graph



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