



## 28 Cog Lane

Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 Bedrooms
- New Kitchen & Family Bathroom
- Gas Central Heating
- Driveway
- 2 Bathrooms + Downstairs WC
- Rear Landscaped Garden
- Leasehold Tenure + Council Tax Band A
- Gas Central Heating + uPVC Double Glazing



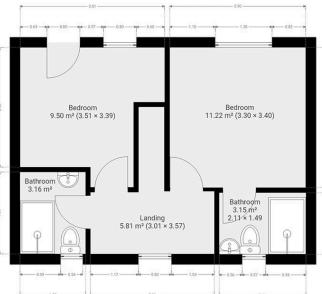
## Property Description

The property is well presented throughout and offers comfortable, modern living arranged over two floors, making it an ideal home for a growing family or those seeking flexible space. There is a large living room with access out to the garden and at the heart of the home is a recently fitted kitchen, finished in a contemporary style with coordinated wall and base units, ample worktop space and integrated appliances. The ground floor also benefits from a handy WC, providing excellent convenience for day-to-day living or visiting guests. To the first floor, the property offers two well-proportioned bedrooms. The main bedroom is a generous double offering a three piece en suite shower room, while the remaining bedroom offers versatility for use as children's room, guest accommodation or a home office, depending on requirements. The main family bathroom has been recently upgraded and finished to a high standard with high end finishes.





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This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any third floor areas), dimensions and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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## GARDEN

The property enjoys a smart and modern frontage, set within a well-established residential development and positioned behind low railings that create a defined yet welcoming approach. The contemporary façade complements the surrounding homes while offering a clean, well-maintained first impression. To the rear, the property benefits from a private and thoughtfully designed garden, arranged to be both low maintenance and highly functional. The space is laid out with a combination of paved seating areas, decorative gravel sections and decking, creating distinct zones for relaxing, entertaining and everyday use. A key highlight is the covered seating area, providing a sheltered outdoor space ideal for dining or socialising throughout the year. Additional garden structures offer valuable storage and flexibility, whether for hobbies, outdoor furniture or general use. The garden is fully enclosed, offering a good degree of privacy, and has been designed to maximise usability without feeling overlooked. Overall, the exterior space provides an excellent balance of practicality and lifestyle appeal, perfectly complementing the modern accommodation within.

## DRIVEWAY

1 Parking Space



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## Fardella & Bell Estate Agents

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