



## 49 Lower Manor Lane

Burnley, Burnley

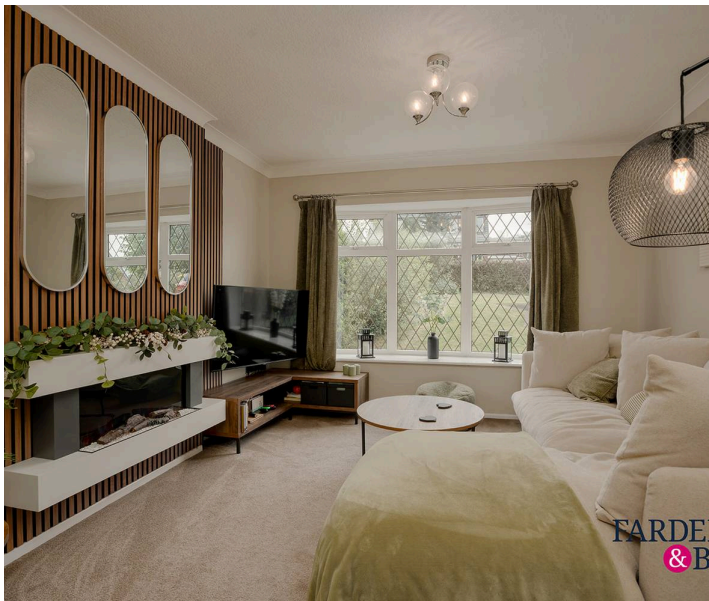
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedrooms
- Detached bungalow
- Gated driveway and converted garage
- Kitchen dining space
- Popular location
- Freehold
- Chain free
- Recently renovated - Re wired in November 2024, new kitchen, new bathroom and new carpets throughout
- All new radiators and new combi boiler fitted September 2025



### Entrance hallway

Matting at the front door, new composite door, ceiling light point, uPVC front door, loft access point, radiator and fitted carpet.

### Lounge

Fitted carpet, x 2 ceiling light point, TV point, ceiling coving, 2x uPVC double glazed window, electric fire and radiator.

### Kitchen / Diner

LVT flooring, ceiling light point, radiator and uPVC double glazed patio doors to the garden. Kitchen - A mix of wall and base units, integrated fridge / freezer, spotlights to the ceiling, uPVC double glazed window, induction hob, inbuilt oven and grill, overhead extraction point, washing machine point, dishwasher point and smoke alarm.

### Family bathroom

LVT flooring, frosted uPVC double glazed window, radiator, extraction point, partially tiled walls, ceiling light point and radiator.

### Bedroom one

Fitted carpet, ceiling light point, radiator, uPVC double glazed window, TV point and side wall light points.

### Bedroom two

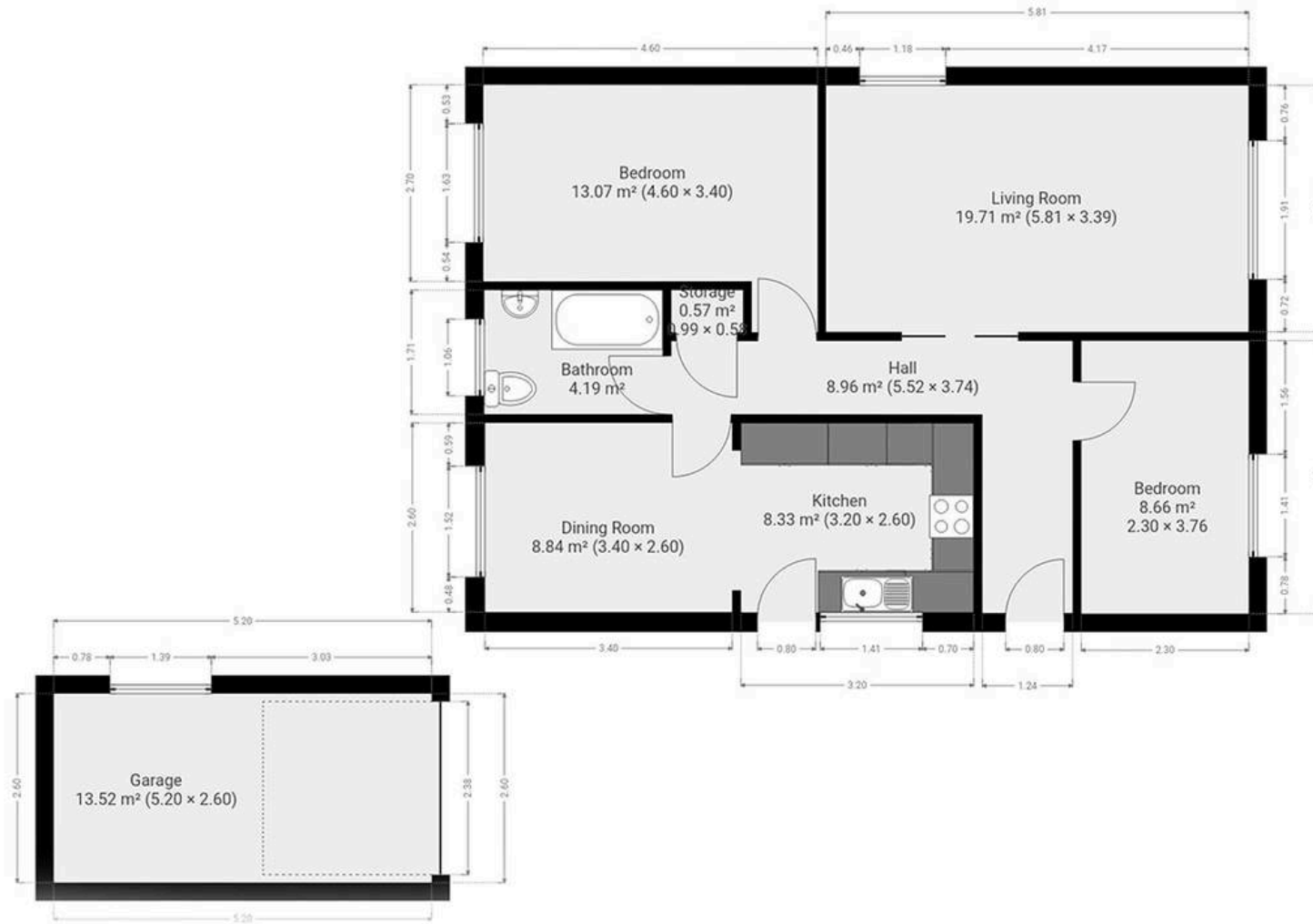
Fitted carpet, radiator, uPVC double glazed window and ceiling light point.

### Converted Garage

Double doors opening in to a recently converted garage space, insulated walls, electric and power, separate fuse box and laminate flooring. This is suitable for storage, gym space, work from home office or hobby space.







Total Property Area: approx - 85.8 Sq Meters (923.54 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area 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.



## GARDEN

Externally, the property enjoys a fantastic approach, set well back from the roadside with a generous driveway and wooden lockable gates providing added privacy and security. The front aspect offers a real feeling of space, with the home tucked away from passing traffic and positioned within a peaceful, established setting. To the rear, the garden has been thoughtfully arranged to offer a private and usable outdoor space which is not directly overlooked. There is a paved patio area, a raised decked seating space ideal for outdoor dining, and a lawned section bordered by planting. The rear garden creates a lovely extension of the living space, perfect for relaxing, entertaining or enjoying a quiet morning coffee.

## GARAGE

## DRIVEWAY

## ON STREET





BRITISH  
PROPERTY  
AWARDS  
2025  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS  
2025  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

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