



Cog Lane
Burnley, BB11 5JS

Offers in Excess of £105,000

Gao
GetAnOffer



MAIN FEATURES:

- Semi Detached House with Entrance Porch
- Open Plan Kitchen/Diner Leading to Conservatory
- Lounge
- Three Bedrooms
- Family Bathroom/WC
- Good Size Garden
- Off Road Parking

Nestled in the heart of a serene neighbourhood, this delightful semi-detached house on Cog Lane offers a perfect blend of comfort and convenience. Upon entering, you're welcomed by an inviting entrance porch. Modern open-plan kitchen/diner, the adjacent conservatory bathes the space in natural light, creating a relaxing ambiance throughout. The ground floor also features a spacious lounge, providing a cosy retreat for family gatherings or quiet evenings. Upstairs, three well-proportioned bedrooms await, complemented by a family bathroom/WC designed for practicality and comfort. Outside, the property boasts a generously sized rear garden, perfect for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air. Off-road parking ensures convenience, adding to the ease of everyday living.

Cog Lane is more than just a postcode; it's a community. Residents enjoy easy access to local amenities, reputable schools, and excellent transport links, making it an ideal location for families, professionals, and retirees alike. With its peaceful surroundings and close-knit community feel, this property presents a wonderful opportunity to embrace a quality lifestyle in Burnley. Don't miss out on the chance to make this charming house your home. Contact us today to arrange a viewing and discover the endless possibilities awaiting you at Cog Lane.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

www.getanoffer.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CHAIN BREAKER SERVICE:

This property comes with a Part-Exchange Option. If your current property isn't selling, ask us about Part-Exchange.

PAPERWORK READY:

Legal documents have been prepared for this property to prevent avoidable delays.

Viewings: By appointment. For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

