

Ground Floor



Lower Row, Burnley, BB10 3RH

Offers Over £199,950

A STUNNING ONE BEDROOM COTTAGE NOT TO BE MISSED

Nestled in the charming area of Southfield, Burnley, this delightful one-bedroom cottage offers a perfect blend of rural living and modern comfort. With stunning views to both the front and rear, this property is a true gem for those seeking tranquility and natural beauty.

The cottage features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is maintained to the highest standard, reflecting the care and attention that has been given to this lovely home.

One of the many advantages of this property is its proximity to a local pub, allowing for a taste of community life and socialising without straying far from home. The surrounding countryside offers a wealth of opportunities for outdoor activities, making it ideal for nature enthusiasts.

This cottage is not just a home; it is a lifestyle choice, offering the best of rural living while still being conveniently located. Whether you are a first-time buyer, looking to downsize, or seeking a weekend retreat, this property is sure to impress. Do not miss the chance to make this stunning cottage your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
- Off Road Parking With Garage
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Surrounding Countryside Views
- Contemporary Fitted Kitchen And Three Piece Shower Room
- EPC Rating D
- Ideal Home For Rural Living
- One Generously Sized Bedroom Room

Ground Floor

16'6 x 13'3 (5.03m x 4.04m)

Power and lighting

Entrance

Hardwood single glazed stable door.

Reception Room

18'1 x 13'3 (5.51m x 4.04m)

UPVC double glazed window, central heating radiator, underfloor heating, exposed beams, gas burning stove effect fire with sandstone hearth, slate surround and oak mantle, open access to the kitchen, staircase to the first floor.

Kitchen

11'10 x 9'8 (3.61m x 2.95m)

UPVC double glazed window, Velux window, plinth heater, underfloor heating, a range of panelled wall and base units, marble effect surface, inset stainless steel one and a half sink and drainer with mixer tap, range cooker with a five ring gas hob, integrated extractor hood, integrated fridge and freezer, washing machine and Baxi combi boiler. centre island, tiled flooring, wooden French doors to the rear.

First Floor

Landing

8'4 x 7'2 (2.54m x 2.18m)

UPVC double glazed window, loft access, integrated storage, two hardwood doors to bedroom one, hardwood door to the shower room.

Bedroom One

13'5 x 9'3 (4.09m x 2.82m)

Two UPVC double glazed window, central heating radiator, integrated storage.

Shower Room

8'1 x 5'9 (2.46m x 1.75m)

UPVC double glazed window, under floor heating, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, spotlights, feature wall lights, tiled elevations, tiled flooring.

External

Rear

Enclosed paved yard with raised bedding areas.

Front

Paved courtyard and added garage.

Garage



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