



Falcon & Foxglove

216 Coal Clough Lane, Burnley BB11 4DL



A two bedroom detached bungalow in this popular area of Burnley. Briefly comprising of a spacious lounge, fitted kitchen, two bedrooms and a shower room. The property also benefits from double glazing, gas central heating, private drive, front, side and rear gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Two Bedrooms
- Spacious Lounge
- Dinning Kitchen
- Shower Room
- No Chain
- Council Tax Band C
- EPC Rating D
- Leasehold (935+ Years)
- Private Drive
- Front, Side & Rear Garden

£170,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

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Entrance Hallway
5.33m x 1.19m (17ft 5" x 3ft 10")

Lounge
4.44m x 3.67m (14ft 6" x 12ft 0")

Double glazed window to the front of the property

Carpeted flooring

Wood and marble fireplace with gas fire

Coving to ceiling

TV & telephone point



Kitchen
4.75m x 3.00m (15ft 7" x 9ft 9")

Double glazed window to the rear of the property

Fitted wall and base units

Laminate work surfaces

1 ½ full bowl stainless steel sink unit

Integrated electric oven and hob with cooker hood over

Vinyl flooring

Tiling in splash back areas

Plumbing for automatic washing machine

Central heating radiator



Bedroom One
3.80m x 3.41m (12ft 5" x 11ft 2")

Double glazed window to the front of the property

Laminate flooring

Fitted wardrobe

Central heating radiator



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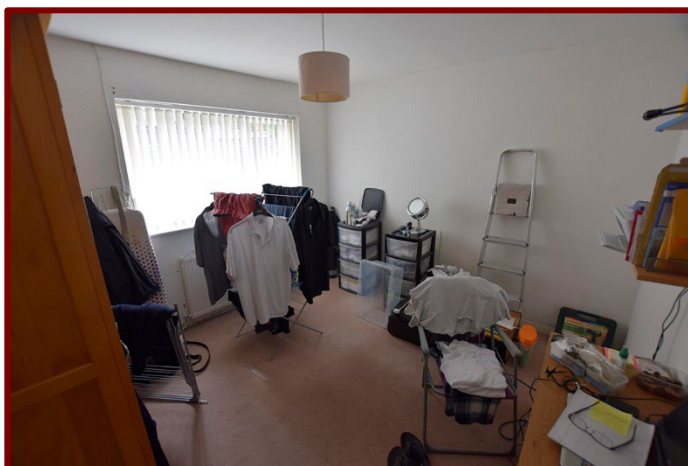


Bedroom Two
3.43m x 3.20m (11ft 2" x 10ft 6")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



Shower Room
1.91m x 1.67m (6ft 3" x 5ft 5")

Double glazed frosted window to the rear of the property

Shower cubicle with thermostatic shower over

Vinyl flooring

Pedestal hand wash basin and low level w.c.

Central heating radiator



Rear Garden

Artificial grass

Mature shrubs and plants

Garden shed



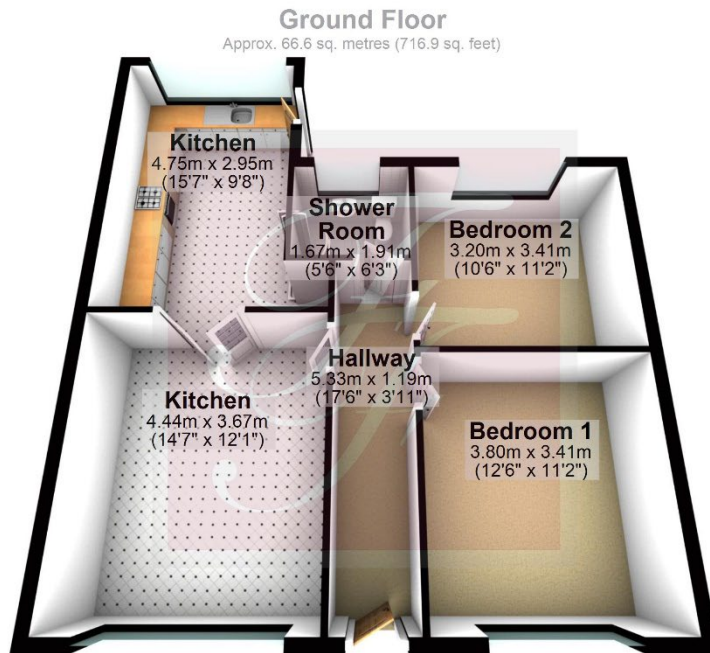
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Total area: approx. 66.6 sq. metres (716.9 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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