

# 354 Coal Clough Lane

Burnley

£179,950



**Pendle Hill**  
Properties



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**£179,950**

A well-presented, modern three-bedroom property in a prime location in Burnley briefly comprises an open plan lounge/dining room, kitchen, two double bedrooms, a third bedroom, bathroom, garden with shed, garage, and driveway.



## LOUNGE/ DINING ROOM

A spacious lounge with a large, double-glazed bay window overlooking the front of the property briefly comprises wooden flooring, ceiling light point, and radiator.

A dining area boasts UPVC doors opening onto a patio seating area, wooden flooring, ceiling light point, and radiator.



## KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob, integrated oven, space for appliances, composite sink with mixer tap, ceiling light points, vinyl flooring, radiator, double-glazed windows and access to the side of the property.



## BEDROOM ONE

A spacious double bedroom with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, and ceiling light point.



## BEDROOM TWO

A second double bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window overlooking the front of the property

## BATHROOM

A family bathroom briefly comprising a bath with shower attachment, half-tiled walls, low-level WC, pedestal sink, towel warmer, ceiling light points, tiled flooring and a frosted window.



## BEDROOM THREE

Bedroom three briefly comprises integrated storage, carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front aspect.

## EXTERNAL

The rear of the property boasts a flagged patio seating area with plant borders, a raised grass lawn leading to a large shed, utilised currently as a garden room.

The front of the property boasts a driveway and garage with electricity.

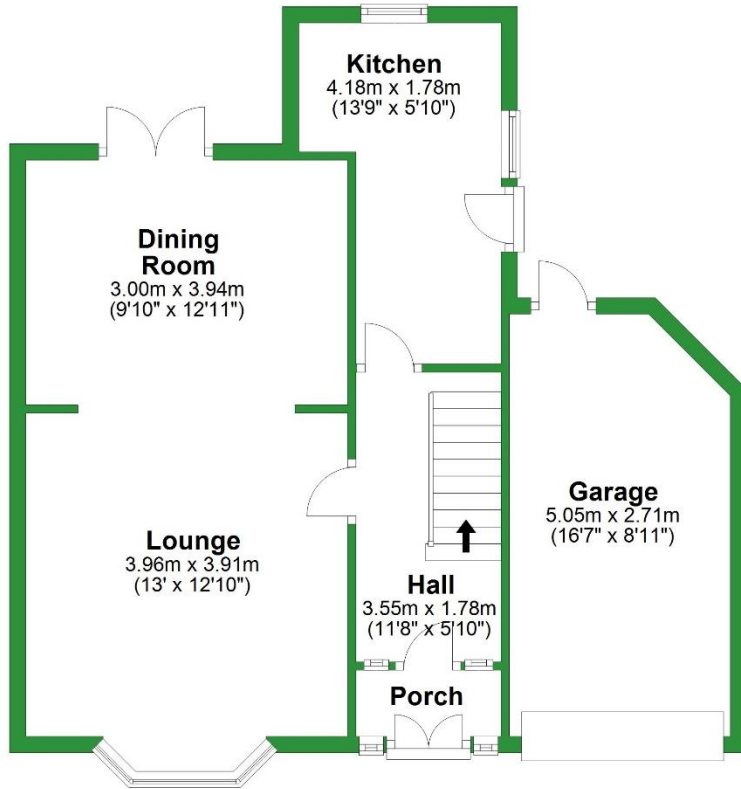
## ADDITIONAL INFORMATION

Tenure= Leasehold, peppercorn lease, 904 years remaining.  
Council Tax Band = B



## Ground Floor

Approx. 59.4 sq. metres (639.8 sq. feet)

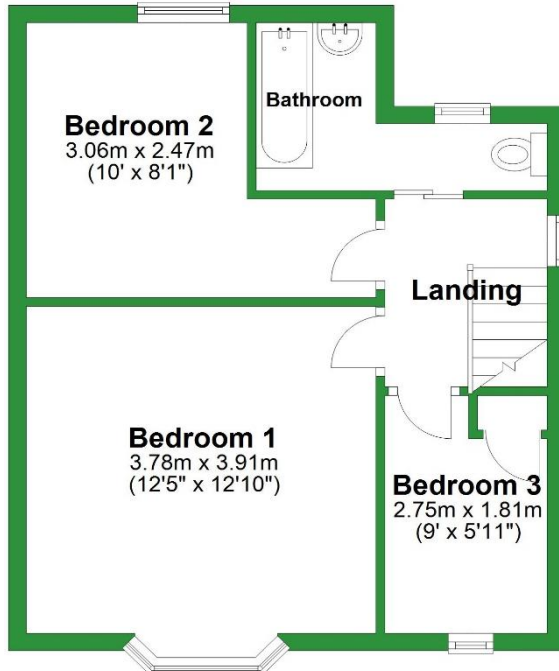


Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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