



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 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.

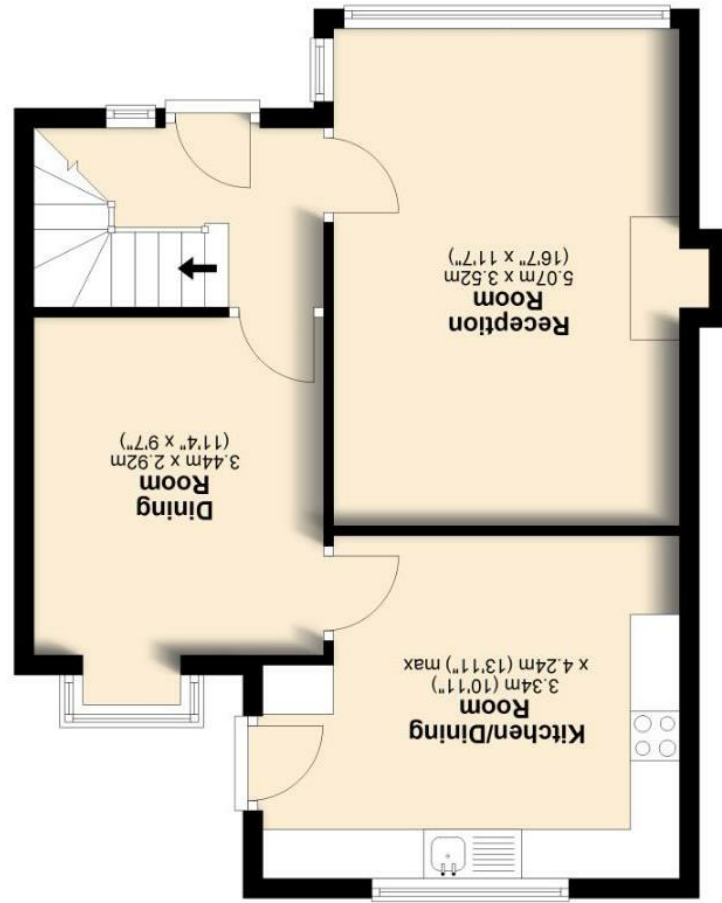
### Cog Lane, Burnley

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

Total area: approx. 86.4 sq. metres (930.4 sq. feet)



First Floor  
Approx. 38.3 sq. metres (412.5 sq. feet)



Ground Floor  
Approx. 48.1 sq. metres (517.9 sq. feet)



## Offers In The Region Of £169,950



441 Cog Lane

Burnley  
BB11 5HR



Council Tax Band: B



Petty Real are delighted to offer for sale this spacious two-bedroom semi-detached home, ideally suited to first-time buyers or those looking to downsize. Situated on Cog Lane, Burnley, this well-proportioned property is set over two floors and offers fantastic potential for its next owner.

The ground floor comprises a generous reception room, a separate dining room, and a spacious kitchen diner—perfect for modern family living and entertaining. To the first floor, there are two well-sized bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, off-road parking to the side, and a detached garage, providing excellent storage or additional parking options.

Conveniently located, the property offers easy access to major transport links including the M65 and Manchester Road train station, while Burnley town centre is just a short drive away. It also falls within the catchment area for well-regarded local schools.

Early viewing is highly recommended to fully appreciate the space and potential this home has to offer.

### Property Description

Entering the property via the front door, you are welcomed into a spacious entrance hall (2.95m x 1.83m), providing access to the main ground floor accommodation and setting the tone for the generous proportions found throughout.

Positioned to the front of the property is the main reception room (3.52m x 5.07m), a bright and inviting living space enhanced by a large front-facing window that allows an abundance of natural light to flood the room. Offering ample space for a variety of freestanding furniture arrangements, this room serves perfectly as the principal lounge.

To the rear of the entrance hall is a second reception room (2.92m x 3.44m), a versatile space that could be utilised as a formal dining room, home office, or additional sitting room. This room provides access through to the kitchen, making it ideal for those who enjoy entertaining.

The kitchen (4.24m x 3.34m) is well-proportioned, with worktop space along both the rear and left-hand walls. The sink is positioned beneath the rear window, while a freestanding cooker sits to the left-hand side. A door to the right of the kitchen provides direct access to the rear garden, offering convenience for everyday use.

To the first floor, the master bedroom (3.52m x 3.55m) is located at the front of the property and offers a generous double room with ample space for a large bed, bedside furniture, and additional storage. A particular feature of this room is the integrated wardrobes positioned either side of the chimney breast, maximising storage while maintaining floor space. A large window ensures the room is filled with natural light.

Bedroom two (4.24m x 2.44m), positioned to the rear, is another well-sized room, ideal as a child's bedroom, guest room, or study, with sufficient space for a range of freestanding furniture.

Adjacent to bedroom two is the family bathroom (2.10m x 2.36m), fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. The room also benefits from integrated storage, perfect for towels and toiletries.

Completing the first floor is a useful over-stairs storage cupboard, located across from the master bedroom, providing additional practical storage space.

View more about this property online....

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