

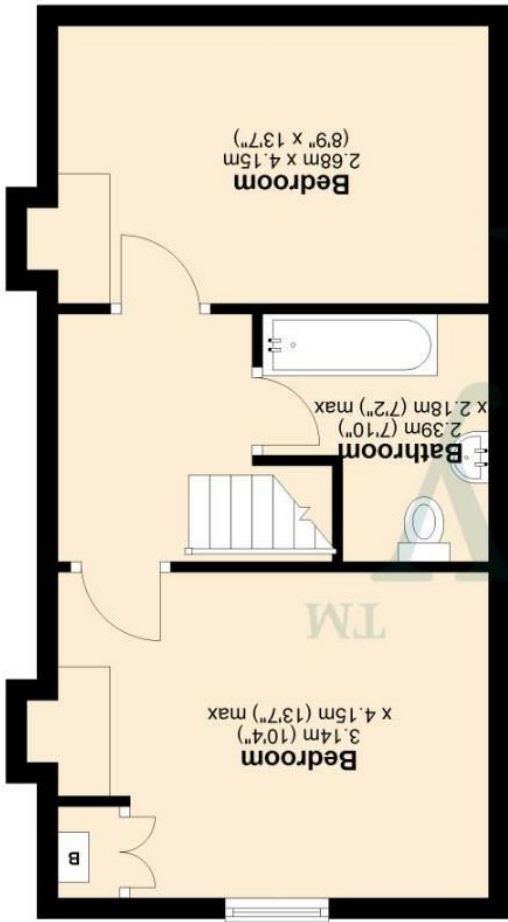


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

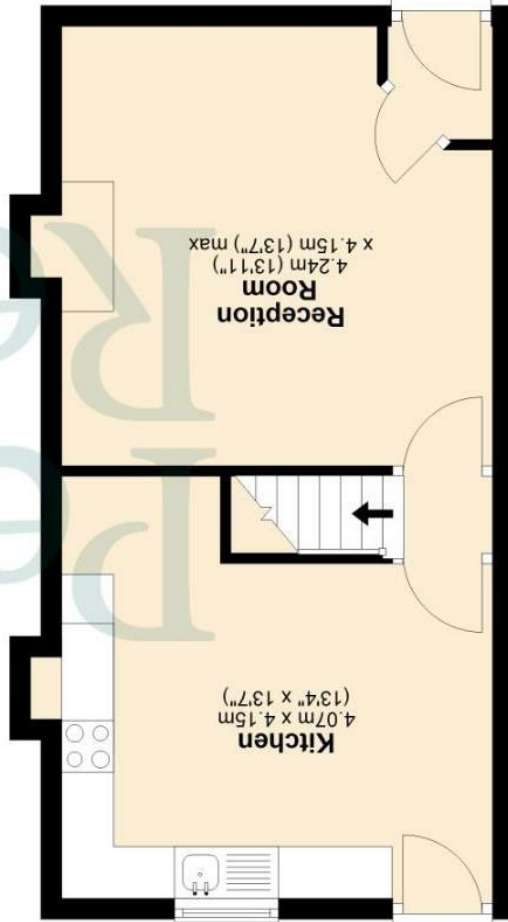
Cog Lane, Burnley

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. 69.8 sq. metres (751.3 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.6 sq. feet)



Ground Floor
Approx. 34.9 sq. metres (375.6 sq. feet)



Asking Price £79,950



172 Cog Lane

Burnley
BB11 5BQ



Council Tax Band: A



Petty Real are delighted to present to the market this well-positioned property on Cog Lane, Burnley, offered for sale with no onward chain delay – making it an excellent opportunity for first-time buyers and investors alike.

Beautifully presented throughout, the property benefits from a newly fitted kitchen and modern bathroom, offering true turnkey accommodation ready for immediate occupation. Conveniently located close to major motorway networks and just a short drive from Burnley Town Centre, it provides excellent access to local amenities, commuting routes and everyday conveniences.

Early viewing is highly recommended to fully appreciate what this home has to offer. Contact the Burnley office on 01282 415111 to arrange your viewing.

Property Description

Entrance Vestibule – 1.01m x 1.09m

Entering through the front door, you are welcomed into the entrance vestibule which provides a practical transition into the main living accommodation and space for coats and footwear.

Reception Room – 4.15m x 4.24m

Positioned to the front of the property, the generously proportioned reception room offers a comfortable and versatile living environment. There is ample space to accommodate a range of freestanding furniture including sofas, coffee table, TV unit and additional furnishings, making this an ideal setting for both relaxing and entertaining.

Kitchen – 4.15m x 4.07m

Located to the rear of the property, the kitchen has been newly fitted and offers a modern, turnkey finish. Designed with practicality in mind, the layout incorporates worktops and cabinetry along the rear and right-hand walls, maximising both preparation and storage space. The sink is thoughtfully positioned beneath the rear-facing window, while the hob is set into the right-hand work surface creating an efficient cooking area. There is also room for additional appliances and dining if desired.

First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One – 4.15m x 3.14m

Situated to the rear elevation, the principal bedroom is a well-proportioned double room benefitting from integrated storage positioned either side of the chimney breast. The boiler is also discreetly housed within this area, preserving usable floor space while providing practical storage solutions.

Family Bathroom – 2.18m x 2.39m

Recently upgraded, the stylish family bathroom features a newly fitted three-piece suite comprising a panelled bath with overhead shower, pedestal wash basin and low-level WC. Finished to a modern standard, this space offers comfort and convenience for everyday living.

Bedroom Two – 2.68m x 4.15m

Located to the front of the property, the second bedroom offers flexible accommodation and would work perfectly as a children's bedroom, guest room or dedicated home office space.

Offered to the market with no onward chain delay and benefitting from a recently fitted kitchen and bathroom, this is an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a ready-to-let addition to their portfolio. Early viewing is highly recommended – contact the office today to arrange your appointment.

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