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Real

225 Lowerhouse Lane  
Burnley  
BB12 6LP



For Sale

£165,000

- Grade II Listed Cottage
- Extension To The Rear
- Large Garden
- Potential To Turn Back Into Two Bedrooms
- Open-Plan Kitchen/Diner
- Off-Road Parking
- Garage
- Close To Local Amenities
- Good Transport Links
- Tax Band - B



A well presented, Grade II listed cottage located in a popular residential area on the outskirts of Burnley. A short drive to local amenities, schools and the M65 with links to Manchester, Preston and Blackburn making it an ideal purchase for first time buyers, downsizers or landlords and investors looking to add to their property portfolio.

Arranged over two floors, the property briefly comprises to the ground floor: a generous lounge as you enter through the front door, with open beams providing a rustic feel and an attractive fire surround providing a focal point within the room.

A large opening leads into a centrally located dining room with an open staircase providing access to the first floor and an extended, open-plan kitchen housing an array of matching wall, base and drawer units with co-ordinating work surfaces, central island and integrated appliances including double bowl sink, fridge, freezer, oven and electric hob with overhead extractor fan.

To the first floor a landing leads to a generous bedroom to the front of the property and a large bathroom to the rear, housing a low level WC, pedestal wash basin and corner shower cubicle. There is also a useful storage cupboard which houses the boiler.

A separate room has been converted into a walk-in wardrobe. Originally the bathroom, the plumbing still remains and could potentially be converted back, freeing the current bathroom up to create a second bedroom.

Externally there is a generous garden to the rear with parking for several cars, large garage and patio area with shed.



TOTAL FLOOR AREA: 71.5 sq.m. (770 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, sections, walls and any other items are approximations and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
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