



5 Gretna Fold, Coal Clough Lane, Burnley,  
Lancashire BB11 4DQ



## PROPERTY DESCRIPTION

!! Beautifully presented throughout !! This true bungalow is found just off the ever popular Coal Clough Lane, and is ideally located for the local bus network. The accommodation has been impressively looked after by the current owner and comprises of: one open plan living space having an eye catching range of modern fitted kitchen units, two bedrooms - the main being a comfortable double, and the second a well proportioned single, there is a modern four piece bathroom suite. The property is warmed by gas central heating - ran from a recently installed combination boiler, and is Upvc double glazed throughout. There is a low maintenance garden to the rear, and a front garden having a raised decking area. EPC - C. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Beautifully presented throughout
- True bungalow
- Popular location - close to major bus routes
- One open plan reception room with a range of modern fitted kitchen units
- Two well proportioned bedrooms
- Eye catching modern four piece bathroom suite
- Low maintenance gardens to the front and rear
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- EPC - C
- Council Tax - Band A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

open plan with:

#### Modern Fitted Kitchen

#### Bedroom One

#### Bedroom Two

#### Four Piece Bathroom Suite

### Outside

#### Gardens

to the front and rear.

### Further Information

#### Further Information

The property is on a freehold title.

The property is located in an area considered low risk for surface water flooding, with the long term risk assessed as the same.

Mobile and broadband coverage are offered by a number of companies, and ultrafast is available.

EPC - C

Council Tax - Band A

