



**31 Cornel Grove, Burnley, Lancashire, BB11 5LB**  
Offers in the region of £110,000



## 31 Cornel Grove, Burnley, Lancashire, BB11 5LB

Offers in the region of £110,000

Here we have this beautiful family home available to purchase located in a sought after area of Burnley. The property has been maintained to a high standard and is ready to move in to!

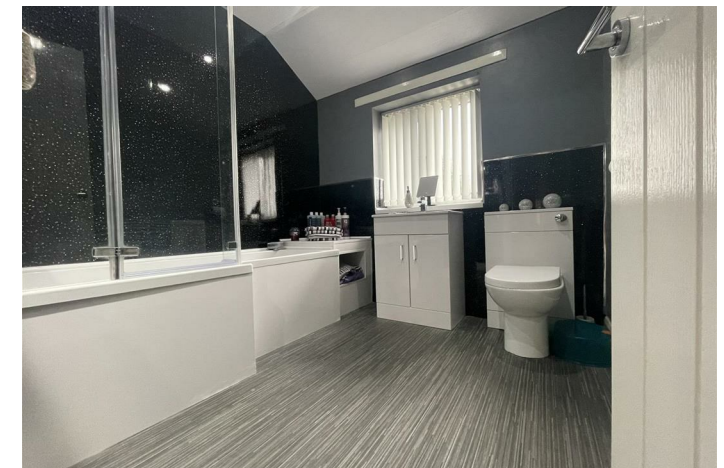
Featuring modern touches throughout and character to each room. This would be perfect for first time buyers! The property briefly comprises of an entrance porch, a spacious reception room, a second reception room used as a man cave (huge selling point), a beautiful fully fitted kitchen, 2 spacious bedrooms and a family bathroom suite! Externally the property benefits from a large gated garden and driveway at the front, and a landscaped smaller garden at the rear.

Viewings are highly recommended to appreciate what this stunning property has to offer!

## Description



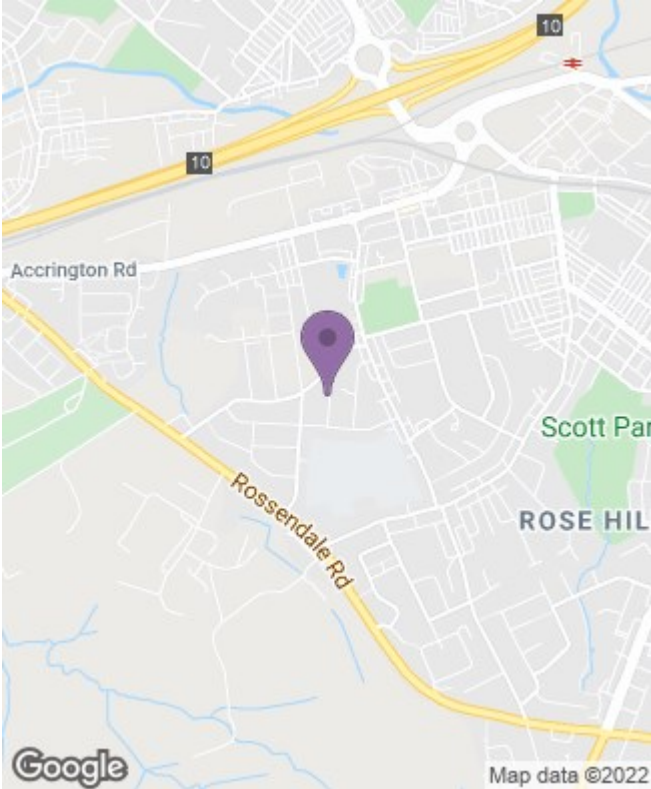
## Situation



null  
Council Tax Band:  
Available:

# Floor Plans

# Area Map



# Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		