

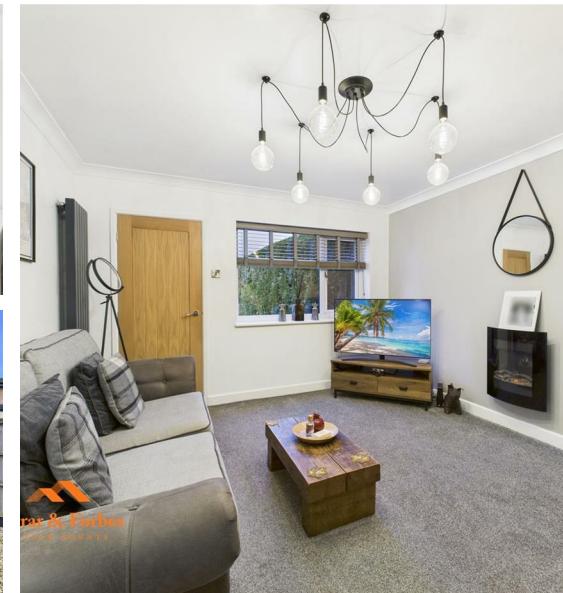
67 Castlerigg Drive, Burnley, BB12 8AT

Price £179,950

Council Tax Band: B



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Castlerigg Drive is a beautifully presented two-bedroom semi-detached home, ideally located in the heart of Iglenhill, close to local schools, regular bus routes and offering excellent access to the M65. This No-Chain property is Ideal for first-time buyers!

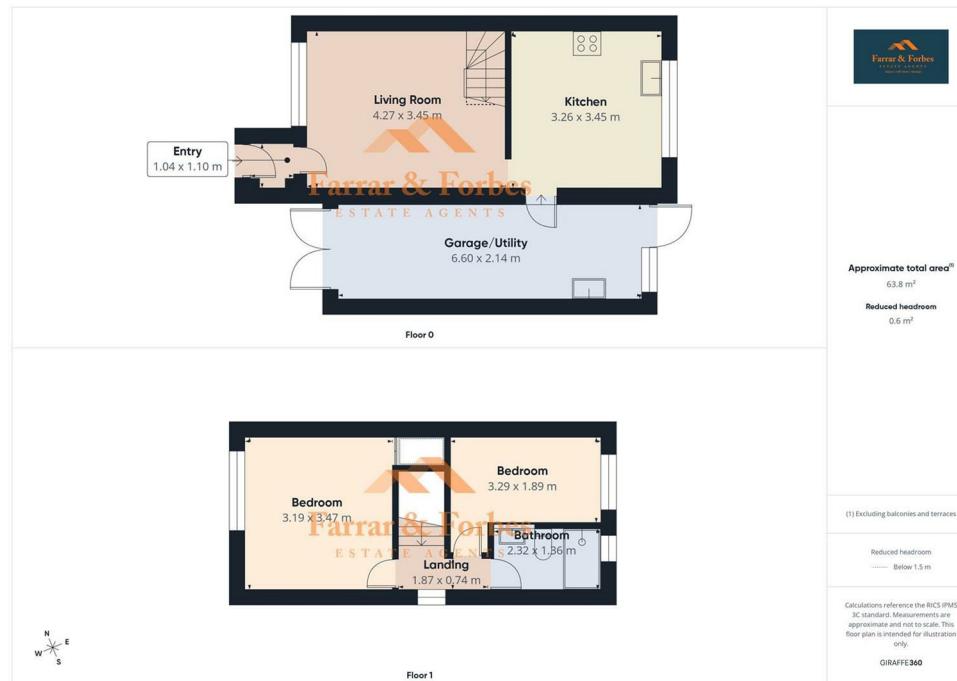
Approaching the property, there is a driveway providing off-road parking and access to the garage, which retains double doors to the front but has been thoughtfully converted into a versatile living space with a useful utility room to the rear.

Upon entering, a welcoming storm porch offers practical storage for coats and shoes. The spacious lounge is bright and inviting, featuring an electric fire that creates a stylish focal point and a cosy atmosphere.

To the rear of the property is a stunning fitted white gloss kitchen, arranged in a horseshoe layout with matching wall, base and drawer units, complemented by contrasting work surfaces and a white tiled splashback. Integrated appliances include an oven, microwave, electric hob with a black matte extractor hood, and a dishwasher. There is ample space for a dining table, making this an ideal area for both everyday living and entertaining guests.

The first floor hosts two bedrooms, with the main bedroom positioned to the front of the property and a second bedroom currently utilised as a walk-in wardrobe/dressing room. The modern bathroom features a sleek three-piece suite comprising a floating wash basin, low-level WC and a walk-in shower with rainfall shower head, finished with floor-to-ceiling white tiling.

Externally, the rear garden is a beautifully maintained and private space, featuring an Indian stone flagged patio, a lawned area, and a stone border.



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