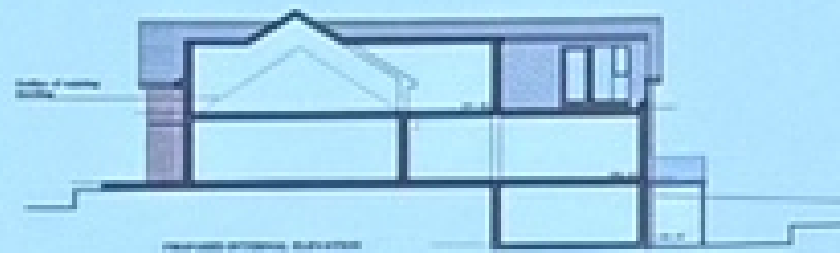


PROPOSED FIRST FLOOR PLAN  
1:100



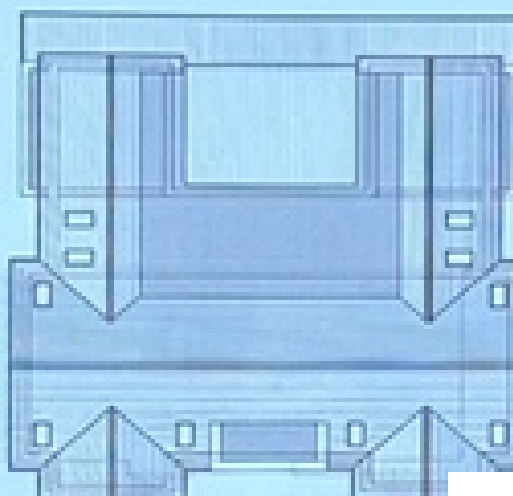
PROPOSED SECOND FLOOR PLAN  
1:100



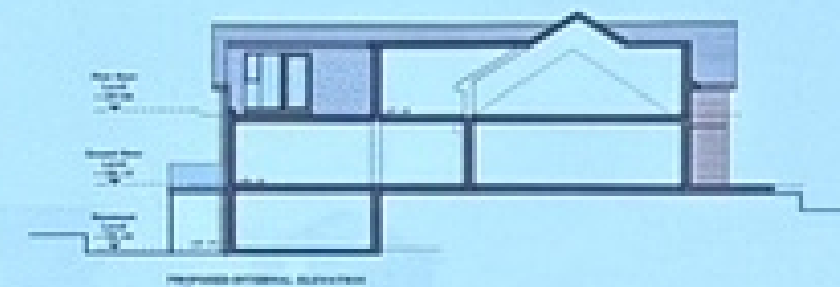
PROPOSED SIDE ELEVATION  
1:100



PROPOSED GROUND FLOOR PLAN  
1:100

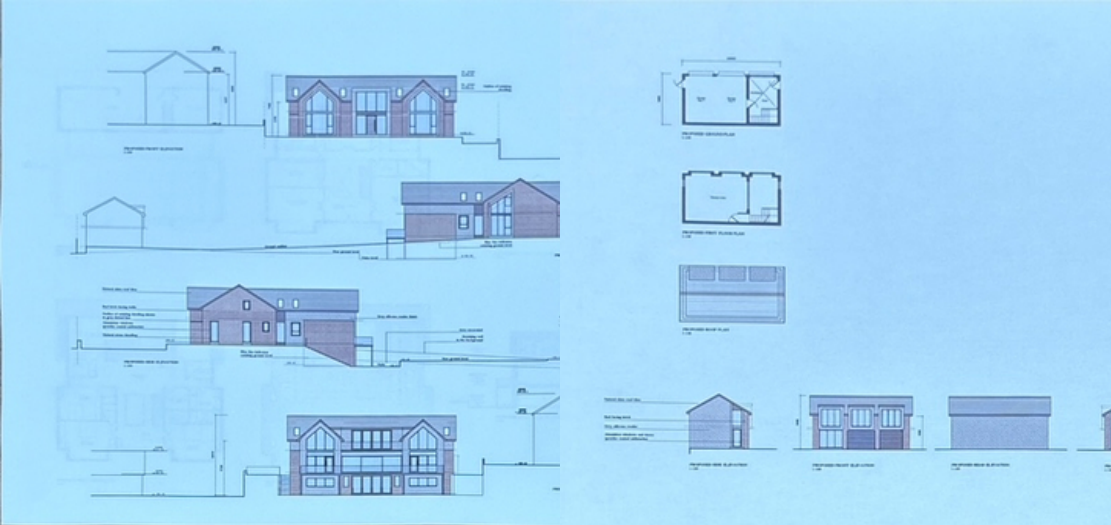


PROPOSED BASEMENT PLAN  
1:100



PROPOSED SIDE ELEVATION  
1:100

**51 Reedley Drive, Burnley, Lancashire  
BB10 2QS**



## PROPERTY DESCRIPTION

!! Investment Opportunity !! A fantastic opportunity to acquire this two bedroomed detached bungalow situated on a popular tree lined private road. The bungalow comes with planning permission to extend up which would make a six bedroomed property (Planning Application Number 22/0404/HHO). With many noteworthy features, the home currently comprises of: an entrance vestibule with a staircase leading up to the attic space, entrance hallway with inbuilt storage cupboards, spacious living room with a box bay window over looking the front garden, dining room with access through to the contemporary fitted breakfast kitchen and utility room. You will also find two double bedrooms, a two piece bathroom suite and separate w.c room. Externally to the front is a mainly laid to lawn garden with mature trees, shrubs, flower beds, a tarmac driveway which leading up to the garage. To the rear is a large garden with mature trees, shrubs, flower beds, ample space for garden furniture, and ample space for storage sheds. Perfect for use during the summer months. The property is within a short drive to the M65 motorway network and has easy access to Colne, Preston, Manchester and beyond. . Council Tax - Band D. EPC - D. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Sizeable enviable position, on a popular tree lined street
- Offered for sale with planning in place to significantly enlarge the accommodation
- Planning Reference Number 22/0404/HHO
- EPC - D
- Current Council Tax - Band D
- Early viewing is considered a must!



ROOM DESCRIPTIONS

