

# Property Details

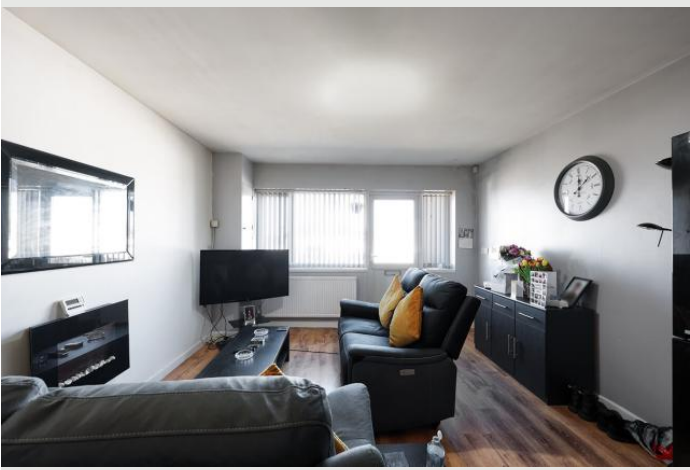
3 Gretna Fold, Coal Clough Lane,  
Burnley, Lancashire, BB11 4DQ

OIRO £109,950



# Property Photos

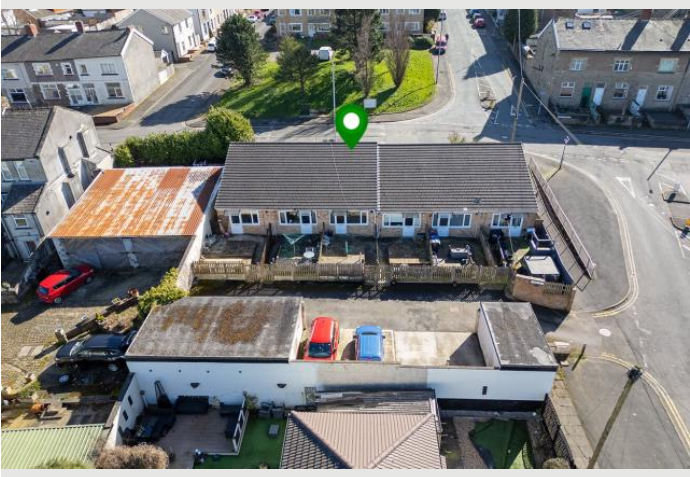
3 Gretna Fold, Coal Clough Lane, Burnley, Lancashire, BB11 4DQ



Creation Date  
**26/06/2026**

# Property Photos

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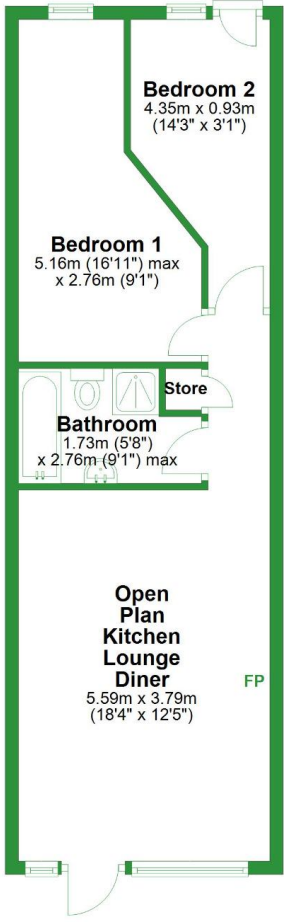
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# Property Floor Plans

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

### Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)

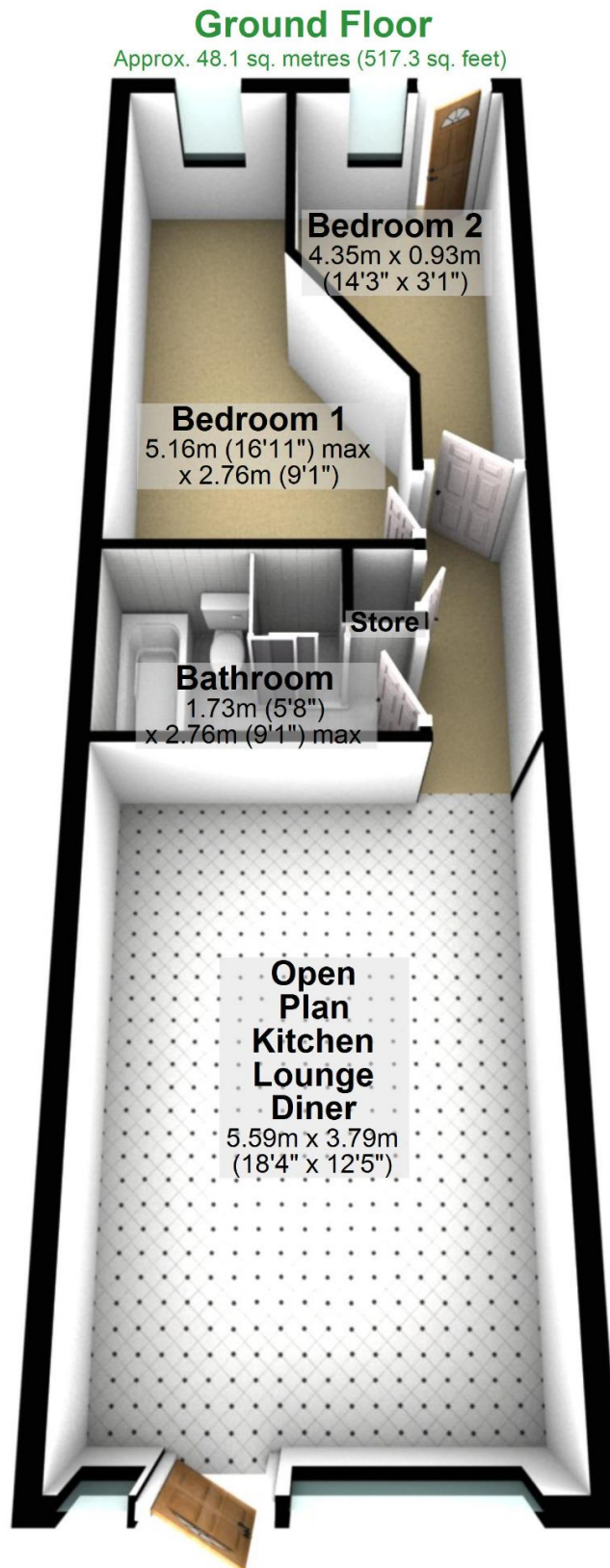


Total area: approx. 48.1 sq. metres (517.3 sq. feet)

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# Property Floor Plans

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# Property Info

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

## Property Type

Bungalows

## Property Style

Terraced Bungalow

## Bedrooms

2

## Bathroom

1

## Receptions

1

## Tenure Type

Freehold

## Floor Area

517

## Agency Type

Sole

## Parking

Allocated Parking

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

-

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£109,950

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

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

## Feature 1

Two Bedroom Terraced Bungalow Within Burnley

## Feature 2

Offered To The Market Chain Free

## Feature 3

Open Plan Lounge Dining And Kitchen Area

## Feature 4

Bathroom With Both Bath And Shower

## Feature 5

Parking Space Providing Off Road Parking

## Feature 6

Perfect For Downsizers Or Investors

## Feature 7

Close To Burnley Town Centre For Amenities

## Feature 8

Great Access To Transport Links Such As Bus Routes And The M65

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# Property Description

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

## A Chain Free Two Bedroom Bungalow with Parking in a Popular Burnley Location

### Key Features

Two-bedroom terraced bungalow within a Burnley location  
Offered to the market chain free for a smoother buying process  
Open plan lounge, kitchen and dining area creating a bright and sociable living space  
Spacious double bedroom along with a second bedroom ideal for guests, a study or hobbies  
Bathroom fitted with both a bath and a separate shower  
Low maintenance accommodation all on one level  
Courtyard area to the front of the property  
Parking space included  
Ideal for those looking to downsize or enjoy easier living  
Excellent opportunity for buy-to-let investors  
Conveniently placed for local shops, supermarkets and everyday amenities  
Good transport links to Burnley town centre and surrounding areas

Located at Gretna Fold, Burnley, this two-bedroom terraced bungalow is offered to the market chain-free and would suit a range of buyers, including those looking to downsize or investors searching for a straightforward addition to their portfolio.

The property offers an open plan lounge, kitchen and dining area which creates a bright and sociable living space. There is a good-sized double bedroom, a second bedroom which could also work well as a study or hobby room, and a bathroom fitted with both a bath and a separate shower.

Externally, there is a courtyard area to the front, along with the added benefit of an allocated parking space.

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From the Agent's Perspective:

This is the sort of property that appeals to buyers wanting simple, low-maintenance living in a convenient setting. The open plan layout gives the home a welcoming feel, while the bungalow design is ideal for those wanting accommodation all on one level.

The parking space is a useful feature, and the chain-free position should help make the buying process smoother. For investors, the property offers a practical layout in an area that continues to attract strong rental interest.

Gretna Fold is well placed for access to local shops, transport links and everyday amenities. Burnley town centre is only a short distance away, along with supermarkets, cafes and leisure facilities.

## Additional Information

Tenure - Freehold

Council tax band - A

Heating - Gas central

Electric- Mains

Drainage - Mains

## Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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