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# Petty Real™

# For Sale



83 Mary Towneley Fold  
Burnley BB10 4LU

£140,000



Favourably positioned this stylishly presented and well cared for three bedroomed semi-detached home occupies a quiet cul de sac. Ideally situated on the fringe of Towneley Park which extends to 180 hectares of beautifully landscaped parkland surrounding the iconic Towneley Hall. Numerous local amenities are within comfortable walking distance including both primary and secondary schools.

## Key Features:

- Modern Three Bed Semi
- Lounge & Dining Kitchen
- Private Tandem Driveway
- Fringe Of Towneley Park
- Cul-de-sac Setting
- Stylish Decoration Throughout
- Front & Rear Gardens
- Ideal for Young Families
- Walking Distance Of Schools
- Virtual 360 Tour

Tenure: Leasehold

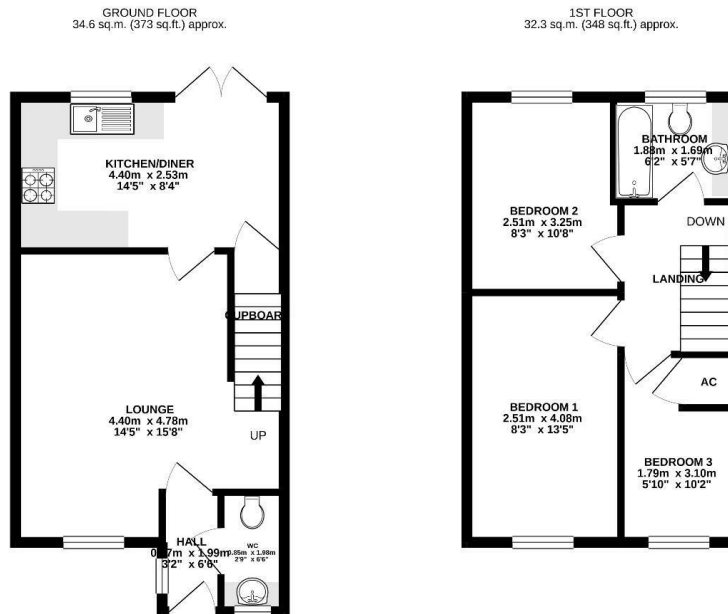
EPC Rating:

Council Tax Band: B





# 3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 66.9 sq.m. (721 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been inspected or guaranteed as to their condition or efficiency can be given. Please refer to the property file for more information.

## Main Description:

Favourably positioned this stylishly presented and well cared for three bed roomed semi-detached home occupies a quiet cul de sac.

Ideally situated on the fringe of Towneley Park which extends to 180 hectares of beautifully landscaped parkland surrounding the iconic Towneley Hall. Numerous local amenities are within comfortable walking distance including both primary and secondary schools.

As you approach the property the front door opens to a porch with the benefit of a two piece cloakroom. A spacious lounge easily accommodates a four piece suite. The staircase rises from this room, with a spindled balustrade and a door connecting to the dining kitchen.

The kitchen is finished in gloss white with wood effect counters with matching upstand and Karndean flooring. The orange glass splashbacks add an injection of colour. There is space for dining, useful understairs storage and UPVC patio doors access and overlook the rear garden.

On the first floor landing there is a window to the gable elevation providing natural light. The master bedroom is positioned to the front of the property. Bedroom two is also a double overlooking the rear garden and bedroom three a single with built-in storage above the stair bulkhead. There is also additional storage in the loft which has been boarded and access via a ladder

The family bathroom comprises a panelled bath with shower over, vanity washbasin and low suite wc. The splash backs are tiled complete with wood effect vinyl flooring.

Externally to the front the garden is lawn to lawn with three steps leading to the front door. The tandem drive is positioned to the side and comfortably accommodates two cars. The delightful rear garden is predominantly laid to lawn with established borders, paved patio and secure boundary fencing.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property