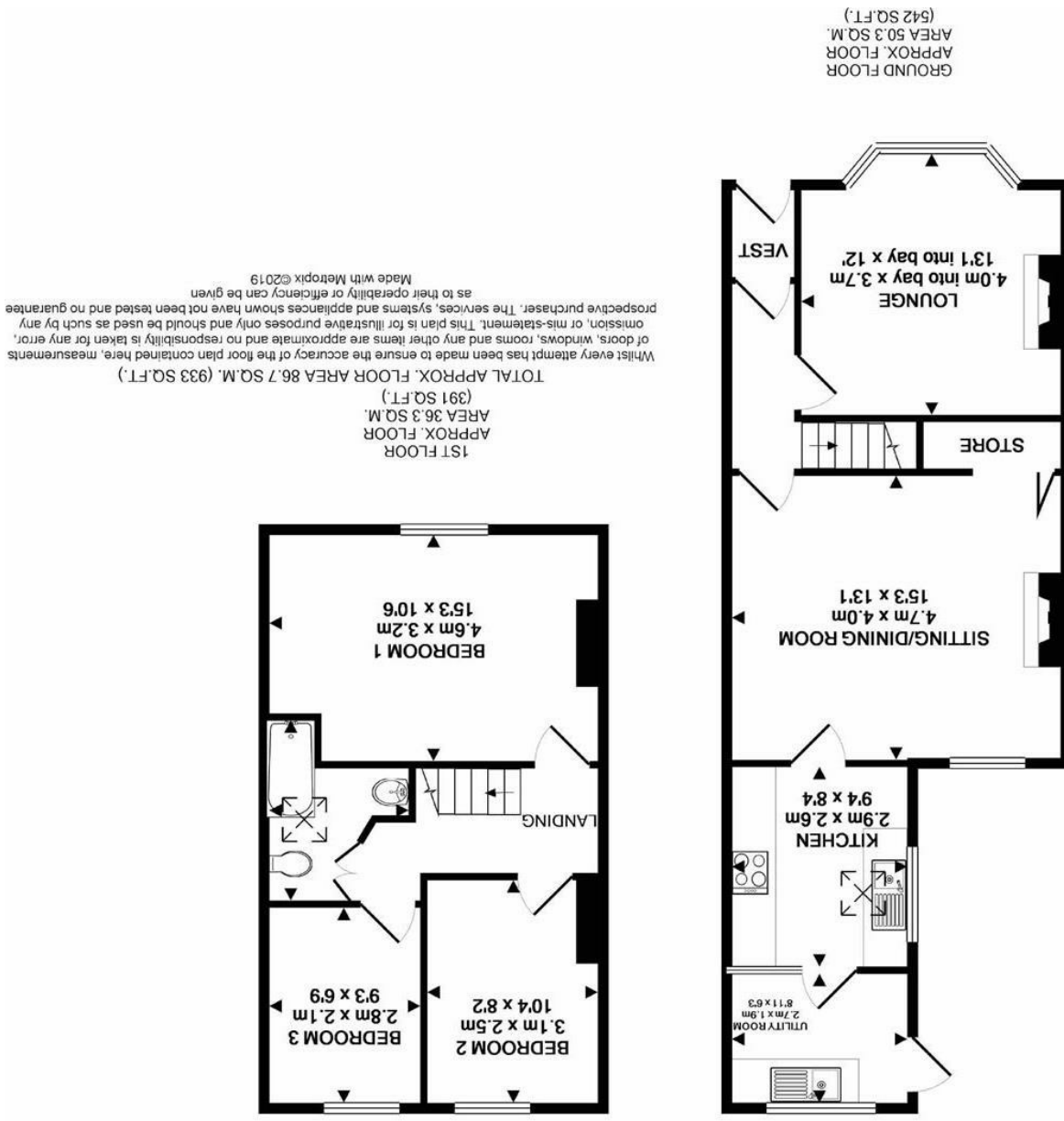


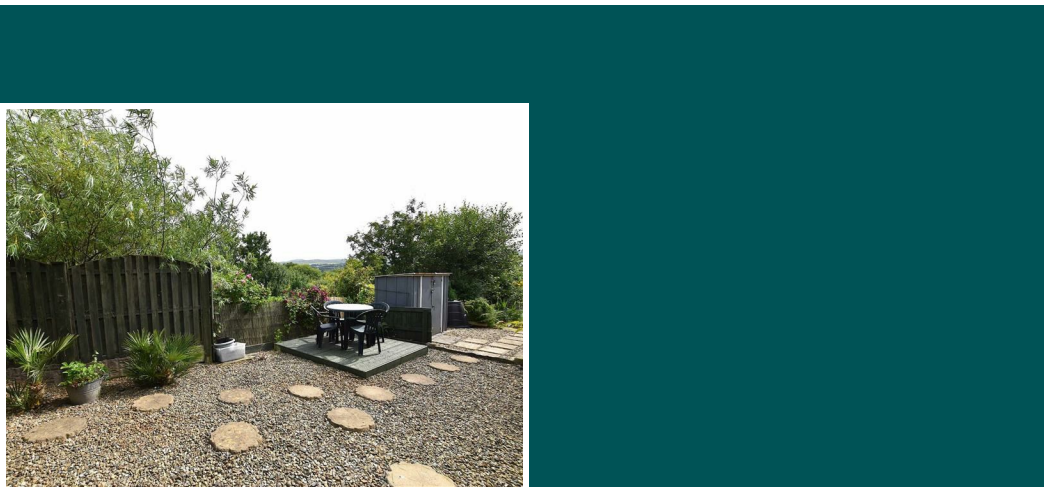


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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7 Moseley Road

**Burnley
BB11 2RG**

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Council Tax Band: B



Undoubtedly one of the property's most stunning attractions is the substantial 200 foot garden to the rear which comprises of numerous patio areas with a variety of shrubs and borders. The garden provides a tranquil setting with panoramic views. This substantial three bedroom property does not disappoint and boasts extensive family living accommodation arranged over two floors.

LOCATION

The property occupies an elevated position with commanding long distance views and is only a short distance away from Burnley town centre and numerous local amenities and transport links. The property itself is best approached by travelling out of Burnley along Todmorden Road bearing right into Huffling Lane, continuing over the train tracks and as you proceed up the hill into Moseley Road the subject property is located on the right hand side and can be easily identified by our For Sale board.

DESCRIPTION

Undoubtedly one of the property's most stunning attractions is the substantial 200 foot garden to the rear which comprises of numerous patio areas with a variety of shrubs and borders. The garden provides a tranquil setting with panoramic views.

The substantial property does not disappoint and boasts extensive family living accommodation arranged over two floors. You enter the property via the ground floor UPVC double glazed entrance door which in turn leads to the entrance vestibule with partial glazed door leading through to the entrance hallway where a straight flight central staircase ascends to the first floor. Located to the front of the property is the first of two reception rooms where a coal effect living flame gas fire with cast iron insert with mahogany feature surround provides a particularly attractive focal point with matching picture rail and a substantial bay window infuses the room with an abundance of natural light whilst enjoying a pleasant aspect. The larger of the two reception rooms is located to the rear and is currently utilised as both a sitting and dining room, again there is a stunning feature fireplace with cast iron insert housing a coal effect living flame gas fire, useful under stairs storage and a UPVC double glazed door which enjoys a pleasant aspect towards the rear garden. The separate kitchen houses a galley style arrangement of matching wall, base and drawer units with hand painted solid wood fronts in Battle Ship Grey with co-ordinating working surfaces. There is an integrated fan assisted electric oven with hob and extractor over, two windows, a partially glazed door and velux skylight infuse the room with an abundance of natural light. Additionally there is a useful utility room which exits to the rear garden.

On the first floor is a landing with spindle balustrade. The master bedroom is located to the front of the property with extensive long distance views and there are two generous bedrooms located to the rear enjoying a pleasant aspect over the extensive rear garden. The centrally positioned bathroom is L-shaped in arrangement and houses a three piece suite comprising low level wc, pedestal hand wash basin and panelled bath with fully tiled walls providing practicality together with a natural skylight.

Externally, to the front of the property there is a garden forecourt with natural stone boundary walling, wrought iron railings and entrance gate. To the rear is an immediate patio area accessed from the utility room, boundary walling with wrought iron railings and a central wrought iron gate which provides access to the extensive garden which extends to approximately 200 feet and houses a variety of patio areas, well stocked borders, mature shrubs and extensive panoramic views.

An internal inspection is absolutely imperative to fully appreciate the property's characteristic features, extensive family living accommodation and the stunning rear garden.

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