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Sale



36 Rosehill Mount
Burnley BB11 4HQ

£165,000



Occupying an elevated position in the popular Rosehill area of Burnley this three bedroomed mature semi-detached property presents an ideal purchase for the growing family complete with beautifully manicured gardens and a double garage.

Key Features:

- Elevated Mature Semi-Detached
- Extended Fully Fitted Kitchen
- 3 Bedrooms
- Well Tended Gardens
- Ideal Family Bathroom
- Two Reception Rooms
- Log Burning Stove
- 3 Piece Family Bathroom
- Double Garage
- 360 Virtual Tour

Tenure:

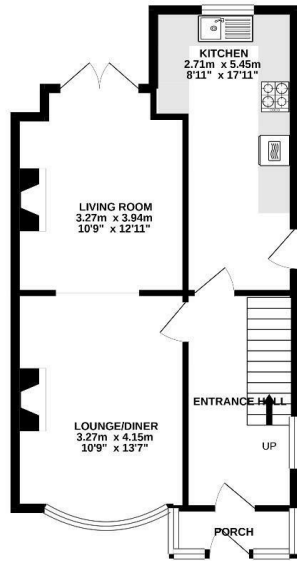
EPC Rating:

Council Tax Band:

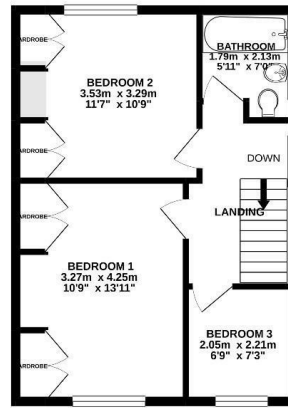


3 BEDROOM House - Semi-Detached

GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



1ST FLOOR
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (954 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronix © 2020

Main Description:

Occupying an elevated position in the popular Rosehill area of Burnley this three bedroomed mature semi-detached property presents an ideal purchase for the growing family.

The property has been exceptionally well maintained by the current owner which has included the recent installation of a new boiler and re-roofing of the main house circa 2015.

The accommodation is arranged over two floors which comprises briefly on the ground floor of a porch which leads to a welcoming entrance hall where a straight flight staircase leads to the first floor.

The two reception rooms are open plan with the dining room to the front of the property and the living room to the rear complete with a log burning stove ideal for those chilly evenings. The extended separate kitchen a generous arrangement of matching wall and base units complete with a wealth of integrated appliances.

On the first floor are three bedrooms consisting of two double bedrooms and a single together with a 3 piece bathroom with a shower over the bath. The fully tiled walls provide a practical finish.

Externally, to the front of the property is a tiered garden to the rear the garden is laid to lawn with two Indian stone paved patios together with a double garage with two independent garage doors.



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