

Because life is

Petty Real™

For Sale



17 Clayton Fold
Burnley BB12 6JD

£175,000



Constructed circa 2007 this excellent 4 bedroom townhouse enjoys a favourable and popular location offering quick access both into town and out of town; an important feature for the commuter conscious purchaser.

Key Features:

- 4 Bedroom Townhouse
- Gated Private Parking
- Low Maintenance Garden
- Commuter Friendly
- Local Amenities
- Stunning Conservatory
- Ensuite to Master
- Ideal For Growing Families
- 360 Virtual Tour
- Viewing Essential

Tenure: Leasehold

EPC Rating:

Council Tax Band:

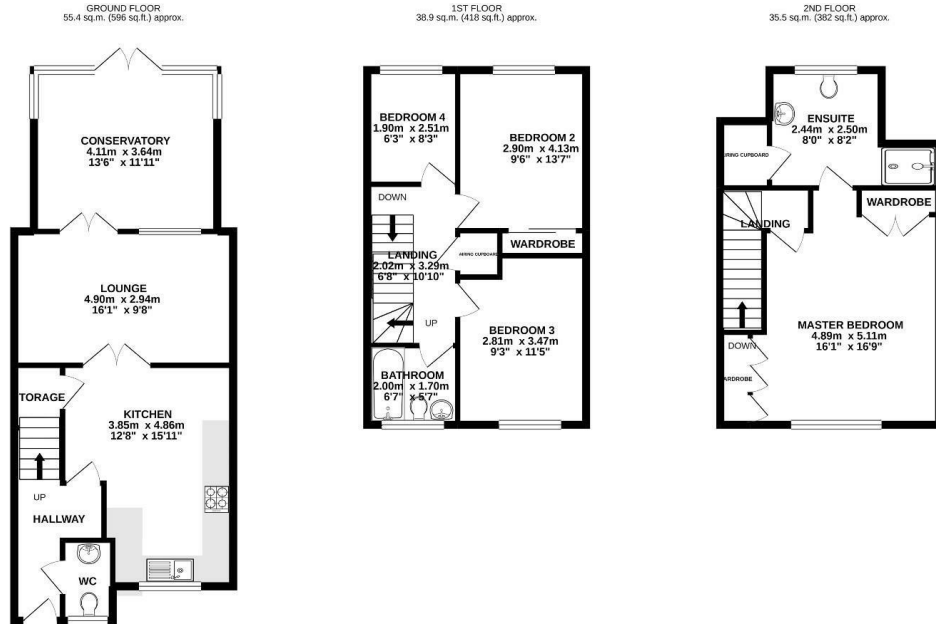


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www.pettyreal.co.uk

4 BEDROOM House - Townhouse



TOTAL FLOOR AREA: 129.7 sq.m. (1396 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

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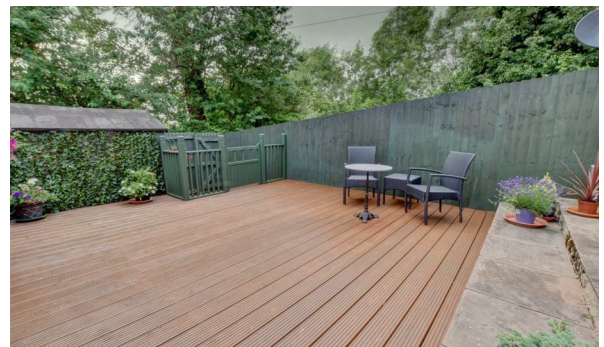
The front door opens to a hall from which a staircase ascends to the upper floors. The dining kitchen is positioned to the front of the property house with an excellent range of wall and base units with granite work tops. There is ample space for dining and useful understairs storage.

The lounge is rectangular in shape with french doors leading to a substantial conservatory extension which was constructed in 2010. Generous in size and offering excellent flexibility complete with the added comfort of underfloor heating.

On the first floor there are three bedrooms plus a stylishly appointed house bathroom comprising a panelled bath, pedestal washbasin and low suite wc with fully tiled walls and flooring.

Uniquely different and most appealing, the second floor master bedroom has a pitched dormer window and fitted wardrobes and a super en-suite consisting of a double shower cubicle, pedestal washbasin and low suite with fully tiled walls and flooring.

Externally the property has gated communal parking to the front with a numbered space. To the rear is a low maintenance garden with a decking area, secure fencing and timber storage shed.



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