

Because life is

# Petty Real™

# For Sale



Plot 4 Colne Road  
Burnley BB10 2LG

£189,950



\*\*SHOW HOME\*\*

## Key Features:

Tenure:  
EPC Rating:  
Council Tax Band:



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## Main Description:

**\*\*SHOW HOME\*\***

Plot 4 The Pearl comprises of a fabulously proportioned three bedroomed semi-detached property presenting an ideal family purchase. The generous lounge is situated to the front of the property with open plan access leading to the dining kitchen where french doors open and access onto the rear garden. Again the three bedrooms are well balanced with the master bedroom boasting a three bedroomed ensuite the family bathroom also does not disappoint housing a luxurious four piece suite.

The Hallows is within close proximity to the bustling shopping centre of Burnley and the Ribble Valley, offering the best of rural Lancashire. Burnley provides excellent transport services, motorway links and The University of Central Lancashire based within the Burnley College Campus.

The Hallows occupies a prime residential location, with Pendle Hill and its surrounding villages within a short drive. Also within easy reach by car are the Ribble Valley, Fylde Coast and the Lake District. It is within close proximity to the motorway network and accessibility to international airports at Manchester, Leeds and Liverpool, making a home at The Hallows the perfect choice for commuters. The area also boasts some excellent opportunities for leisure activities, such as hiking, horse riding and mountain biking along the many paths and trails which meander through the surrounding countryside.

**NB: PLEASE NOTE THE PHOTOS SHOWN ARE OF THE SHOW HOME.**



**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