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Petty RealTM

For Sale



69 The Spinney
Burnley BB12 0PB

£215,000



Key Features:

- 4 Bedroom Detached
- Sunny Rear Garden
- Quiet & Popular Location
- Further Potential For Extension
- Private Driveway
- Choice Corner Plot
- Local Primary Schools
- Ideal For Commuters
- Single Garage
- Ideal Family Purchase

Tenure:

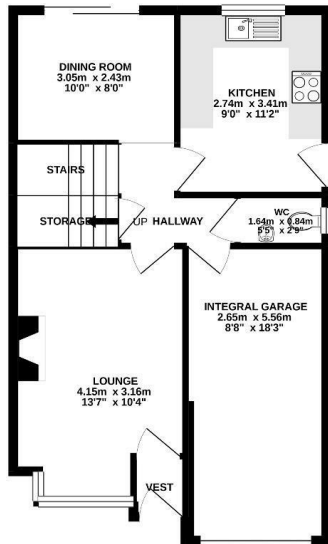
EPC Rating:

Council Tax Band:

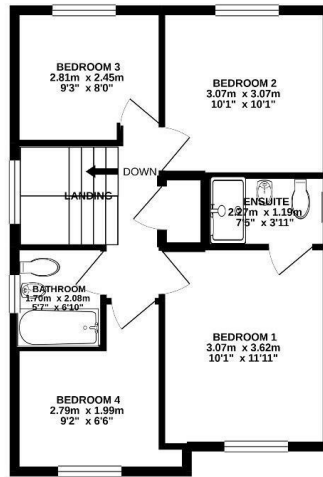


4 BEDROOM House - Detached

GROUND FLOOR
53.5 sq.m. (575 sq.ft.) approx.



1ST FLOOR
46.9 sq.m. (505 sq.ft.) approx.



TOTAL FLOOR AREA : 100.4 sq.m. (1081 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, appliances and fixtures shown have not been tested and no guarantee is given as to their operability or efficiency on the given date.
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Main Description:

Favourably positioned to enjoy the afternoon and evening sun this four bedroomed detached home occupies a choice position on this popular residential development located off Pendle Way.

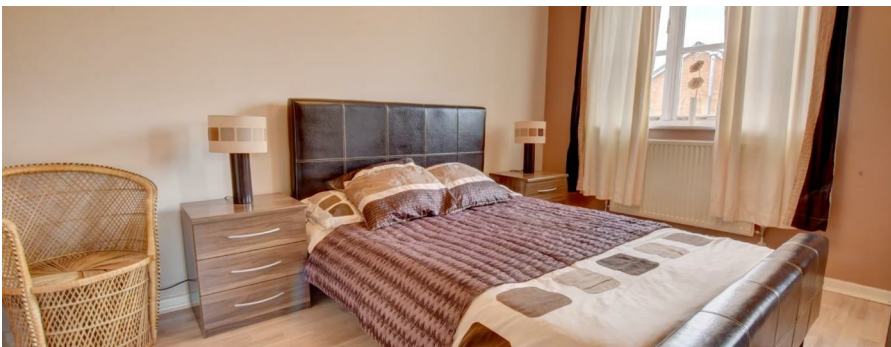
Ideally suited for families the property is within a short walk of both Wellfield Methodist & St Mary Magdalene's Roman Catholic Primary Schools together with the local park, doctors surgery and Chez Nanny Nursery.

For the more active family Crow Wood Leisure Facility is also within comfortable walking distance.

As you enter the property you are greeted by the entrance vestibule leading through to the lounge where there is a feature bay window to the front with a pleasant aspect, from the lounge you access the centrally positioned inner hallway where a return staircase ascends to the first floor with useful under stairs storage. A cloakroom houses a two piece suite and there is integral access to the single garage. The dining room is located to the rear of the property with sliding patio doors which overlook and access the rear garden. The kitchen houses a range of wall and base units and is positioned adjacent to the dining room.

Ascend the staircase to the first floor where the master bedroom is located to the front and houses an excellent range of fitted wardrobes and boasts a modern en-suite shower room. There are two further double bedrooms located to the rear which have a particularly attractive aspect taking in the rear garden and a single bedroom located to the front. The bathroom houses a three piece suite in white comprising low level wc, pedestal hand wash basin and a panelled bath.

Externally there is a double driveway to the front leading to a single garage with manually operated up and over door and a lawned garden. To the rear is a secure walled and fenced rear garden providing a safe environment for young children and pets.



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