

Because life is

Petty Real™

For Sale



41 Fairfield Drive
Reedley
Burnley BB10 2PU

£265,000



Occupying a generous plot this four bedroomed detached home provides generously proportioned living accommodation which will appeal to the modern growing family. The spacious, well planned interior benefits from the usual modern comforts throughout comprising a fabulous sized lounge and dining kitchen, four bedrooms and family bathroom with further potential to extend or adapt the existing accommodation subject to planning.

Key Features:

- 4 Bedroom Detached
- Dining Kitchen
- Double Garage
- Generous Plot
- Reedley District
- Spacious Lounge
- Utility Room
- Potential For Extension
- Abutting Open Fields
- Ample Private Parking

Tenure: Freehold

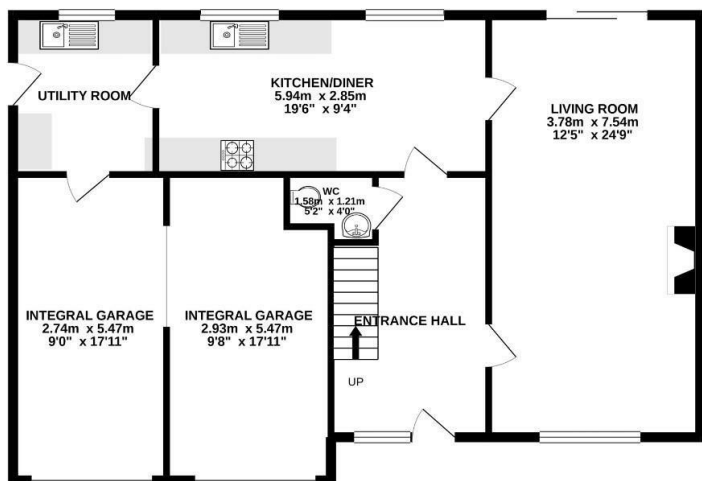
EPC Rating:

Council Tax Band:

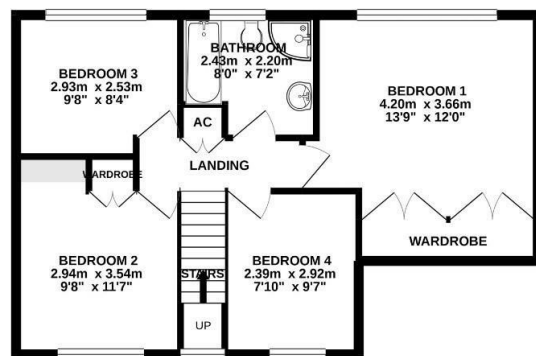


4 BEDROOM House - Detached

GROUND FLOOR
96.3 sq.m. (1037 sq.ft.) approx.



1ST FLOOR
51.2 sq.m. (551 sq.ft.) approx.



TOTAL FLOOR AREA: 147.5 sq.m. (1587 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.
Made with Metropix ©2020

Main Description:

Occupying a generous plot this detached home provides generously proportioned living accommodation which will appeal to the modern growing family.

The spacious, well planned interior benefits from the usual modern comforts throughout comprising a fabulous sized lounge and dining kitchen complete with utility room, four bedrooms and family bathroom with further potential to extend or adapt the existing accommodation subject to planning.

The property has an imposing kerb-appeal and is located in the highly sought after Reedley District of Burnley. Externally there is a lawned garden to the front with ample private parking whilst a well-tended garden to the rear is a further family-friendly feature. Internal inspection is imperative to appreciate the position and fantastic potential.

Well placed within close proximity of local infant / junior schools and nearby shops, with regular mainline bus routes to Burnley town centre on Casterton Avenue. Only a short walk to the Prairie Sports Village, canal and Reedley Marina.



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