

Because life is

Petty  
Real™

For  
Sale



33 Reedley Drive  
Burnley BB10 2QZ

£325,000



Constructed c1921 'Lawrenny' an imposing four bedroomed semi-detached home was built for a local mill owner and subsequently sold to the current owners in 1970 who in turn have occupied the property for a period of 50 years.

### Key Features:

- Impressive Stone Built Semi
- Constructed Circa 1921
- 2 Fabulous Reception Rooms
- Tree Lined Positioned
- Double Tandem Garage
- Substantial Gardens
- Four Bedrooms
- Potential For Extension
- Reedley District
- Viewing Essential

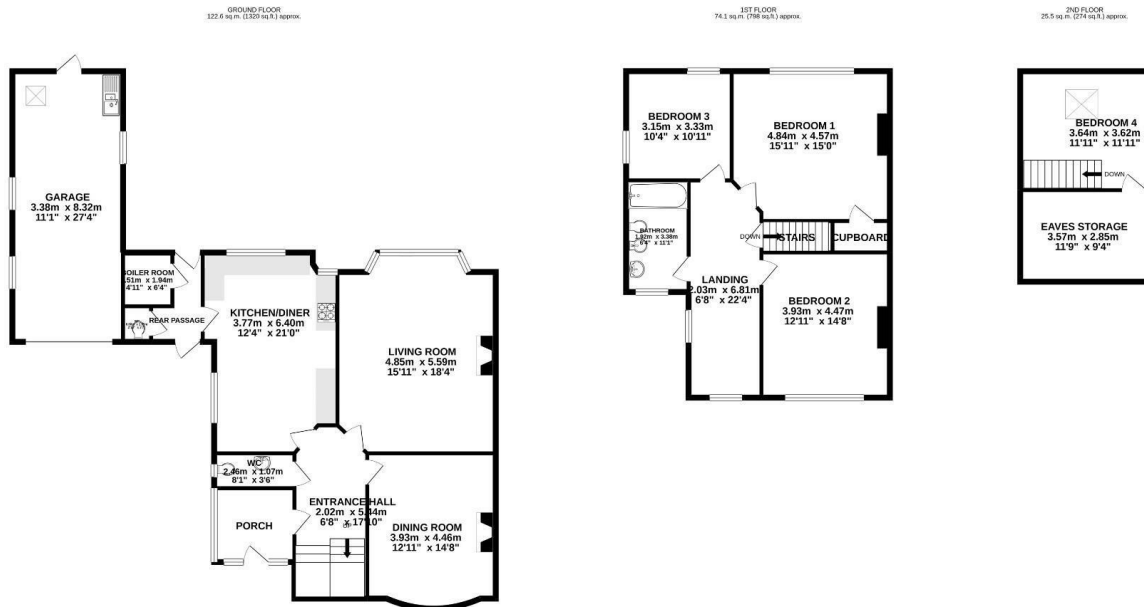
Tenure: Leasehold

EPC Rating:

Council Tax Band:



# 3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA : 222.2 sq.m. (2392 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:

Constructed c1921 'Lawrenny' was built for a local mill owner and subsequently sold to the current owners in 1970 who in turn have occupied the property for a period of 50 years.

'Lawrenny' is situated on the highly sought after and prestigious address of Reedley Drive which few locations can match for tree-lined suburban appeal.

The principal entrance porch opens to a large hall. There is a two piece cloakroom, and useful understairs cupboard. The front facing reception room has a wide bay window and looks across the lawned garden to the tree-lined drive. The rear facing sitting room also has a wide bay window with views over the substantial rear garden. The room's focal point is a period design fire surround with open fire. In the kitchen you'll find an arrangement of wall base and drawer units and ample space for dining.

A wide, deep tread half return staircase ascends to the first floor. The generously proportioned master bedroom has with views over the rear gardens. There are two further first floor double bedrooms. The luxurious four piece house bathroom consists of a hand wash basin bath, low suite wc, bidet and spa bath. On the second floor is fourth bedroom with substantial storage to the eaves.

Wrought iron gates give access to a tarmac drive which can take three to four cars. It leads to a sizeable garage with light and power. The neat front garden comprises a lawn with mature planting and stone boundary walling with a pillared entrance and timber gate. The excellent rear garden extends to over 100ft and on a bright day it will bask in the light and warmth of the sun. There is a level lawn edged with specimen shrubs and a various fruit trees together with a patio and raised pond.



**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