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Mellbreak 6 Sandy Hall  
Lane  
Barrowford BB9 6QH

£1,500 PCM



### Key Features:

- Mature detached home
- Entrance porch/sun lounge
- Stunning breakfast kitchen
- Master with en-suite
- Substantial gardens
- Built in the 1930s
- Two reception rooms
- Four bedrooms
- Family bathroom & separate WC
- NO SMOKERS, PETS CONSIDERED  
Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.

Tenure:

EPC Rating: D

Council Tax Band: F



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# 4 BEDROOM House - Detached

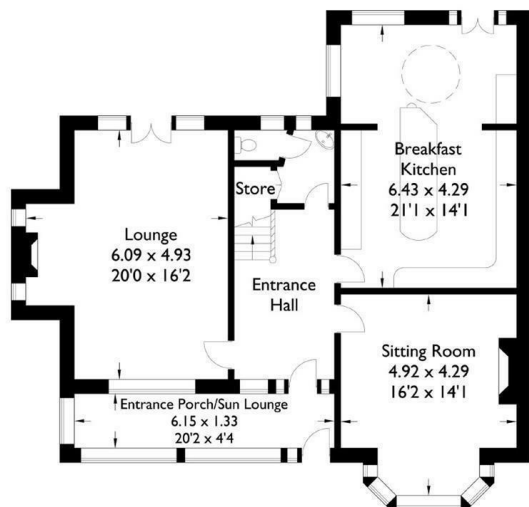
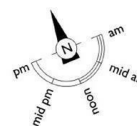
## Mellbreak

Approximate Gross Internal Area : 175.31 sq m / 1887.02 sq ft

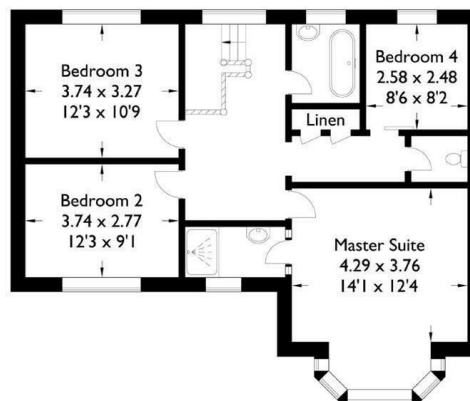
Garage : 19.69 sq m / 211.94 sq ft

Total : 195.0 sq m / 2098.96 sq ft

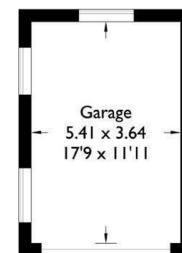
For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Garage

### Main Description:

A superb mature detached house which was built in the 1930's and is situated in this extremely exclusive location on a private road with views of open countryside to the rear. This period house offers many character features which include bay windows, cornicing, feature fireplaces, oak panelling and the working maids' bell system. Alongside these beautiful features there are modern benefits of a stunning bespoke Simpsons' of Colne kitchen with top of the range appliances, modern en-suite with wet area both with underfloor heating, gas central heating, PVC double glazing plus PVC soffits, fascia's and guttering. Access off the private Sandy Hall Lane through stone gate posts to a large driveway providing ample off road parking and storage for a motorhome, there is a detached garage with electrically operated door. There is a large lawned front garden with mature trees and a private enclosed rear garden that adjoins open countryside. Viewing is essential

NO SMOKERS, PETS CONSIDERED

Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.



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