

Because life is

Petty Real™

For Sale



31 Lower Mead Drive
Burnley BB12 0ED

£140,000



Key Features:

- Semi-Detached
- Two Reception Rooms
- Large Front & Back Gardens
- Close To Barrowford, Fence & PAdiham
- Highly Sought After Area
- Three Bedrooms
- Potential For Open Plan Kitchen
- Driveway For Multiple Cars
- Fantastic Potential
- VIEWING IS A MUST!

Tenure: Freehold
EPC Rating: D
Council Tax Band: B

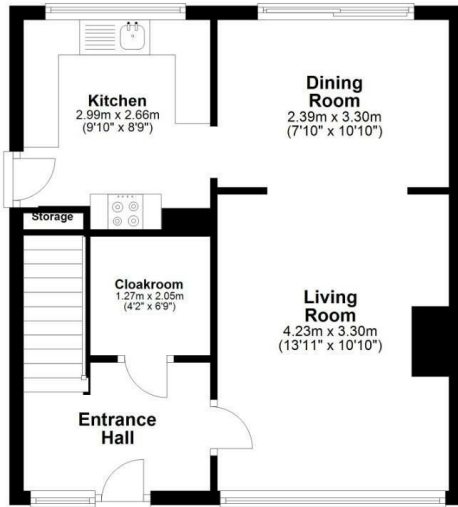


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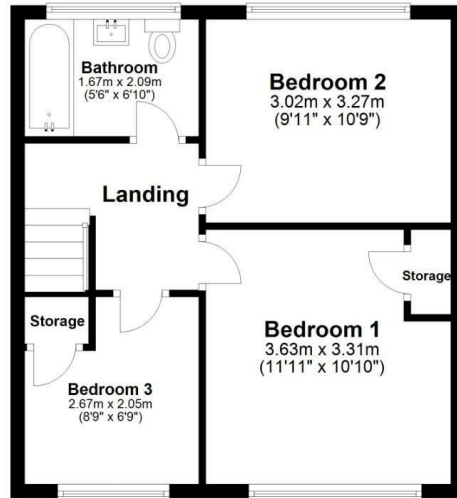
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3 BEDROOM House - Semi-Detached

Ground Floor



First Floor



Main Description:

****NO ONWARD CHAIN****

Fantastic opportunity to acquire this three-bed semi-detached in the highly sought-after area. Close to links to Fence, Barrowford, and Padiham, this is the ideal home for any growing family looking to add their own style too and to create the perfect family home.

This large corner plot presents itself for an extension with its large drive to the side, the garden at the front and back with views over Pendle Hill also, a short walk away from the Leeds & Liverpool canal.

Entering the property you're welcomed into the entrance hall where access to the first floor can be found. The spacious living room is located to the front with a gas fire and a large uPVC double glazed window which allows in an abundance of light. There is an open plan living room through to the dining room which could easily be closed off to create separate living quarters.

The kitchen is fitted with a matching wall, base, and drawer units with contrasting worktop surfaces and overlooks the large rear garden. The kitchen is adjacent to the dining room which provides the fantastic potential of bringing the two together to create a grand kitchen/diner with patio doors leading into the rear garden.

On the first floor, there are two double bedrooms and a generous-sized single bedroom which all have stunning views. The family bathroom is a three-piece suite in white comprising a low-level WC, pedestal hand wash basin, and paneled bath with overhead shower.

Externally there is a large drive for multiple cars with lawned front and rear gardens. This is a rare opportunity to acquire a property with fantastic potential, internal viewing is imperative.



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