

Because life is

Petty  
Real™

3 St. Georges Square  
Burnley  
BB10 3FG



For Sale

Offers Over £150,000

- Semi-Detached
- Three/Four Bedroom
- One/Two Reception Rooms
- Extended To The Rear
- Driveway

- Downstairs WC
- En-Suite
- Gas Central Heating
- Large Kitchen Diner
- Rear Garden/Decking



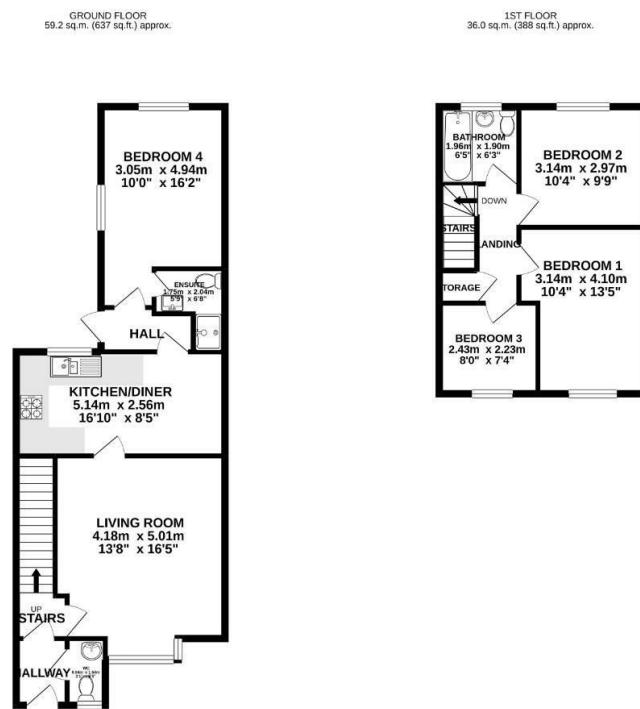
Lovely, extended four-bed semi-detached situated on a quiet cul-de-sac. Close to local schools, parks, and bus stops. Perfect for a first-time buyer or a growing family.

On the ground floor, there is a downstairs WC & pedestal hand wash basin, through into the living room there is a gas fire and a large bay window providing plenty of light. The dining kitchen has been fitted with matching wall, base, and drawer units with contrasting working surfaces and a range of appliances such as an electric oven, hob, and stainless steel sink/draiser.

To the rear of the property, there has been an extension adding another bedroom/reception room with an ensuite comprising a low-level WC, cabinet hand wash basin, and a quadrant shower.

On the first floor, there are two double bedrooms and a generous-sized single bedroom. The family bathroom comprises a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

Externally there is decking to the rear with a shed for storage and the front is a lawned area with a driveway.



TOTAL FLOOR AREA: 95.2 sq.m. (1025 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only, and should be used as such by the prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee, as to their availability or efficiency can be given.  
Date: 05/08/2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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