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68 Lower Mead Drive
Burnley BB12 0ED

£155,000



Key Features:

- Extended Three Bedroom Semi
- Flexibly Living Space
- Conservatory Extension
- 3 Piece Family Bathroom
- Landscaped Rear Garden
- Perfect For the Growing Family
- Modern Kitchen & Utility Room
- Two Double Beds & One Single
- Private Off Road Parking
- Views Towards Pendle Hill.

Tenure: Leasehold

EPC Rating: C

Council Tax Band:

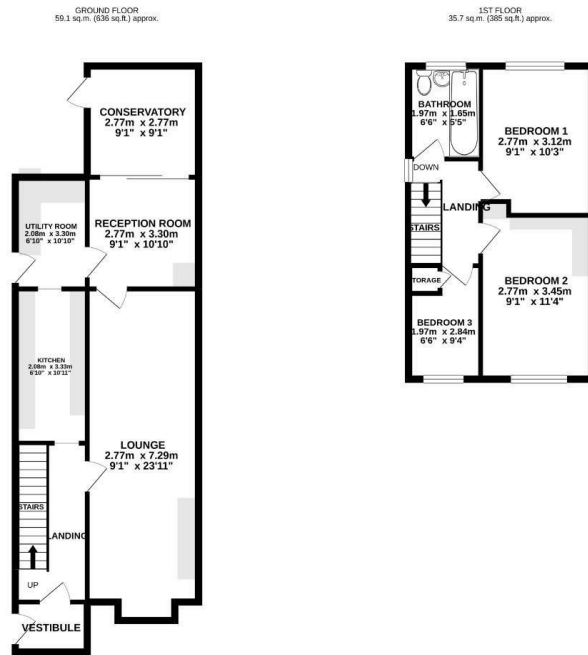


26 Manchester Road, Burnley, Lancashire, BB11 1HH
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3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 94.8 sq.m. (1023 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, doors and other items are approximate and will be considered to be for general reference only. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The architect, engineer and applicator should have and must be held aware and responsible as to their responsibility or otherwise can be given.
Issue and drawings: 1/2023

Main Description:

Perfect for the growing family this extended three bedroom semi-detached home is situated in this highly sought after residential area located off Barden Lane. Lower Mead Drive is positioned on the fringe of open countryside complete with fabulous views towards the iconic local landmark of 'Pendle Hill.

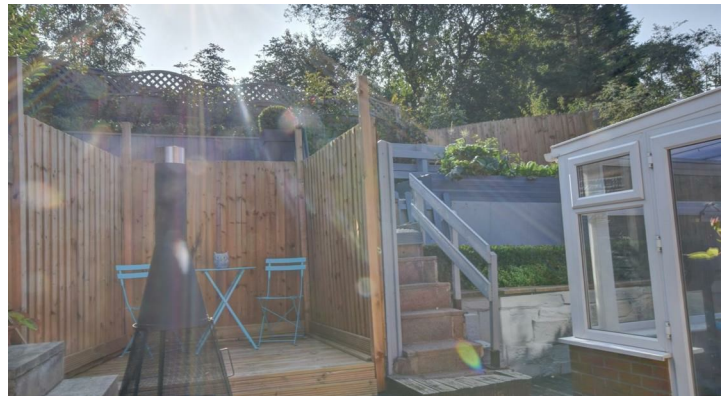
The accommodation is arranged over two floors which comprises on the ground floor of an entrance porch which provides access to the entrance hallway complete with useful understairs storage and a straight flight staircase ascending to the first floor.

The family lounge is generous in size and positioned to the front of the property with a feature bay window which infuses the room with an abundance of natural light the feature fireplace provides an attractive focal point, double doors access to a second reception room which offers flexibility as a formal dining room, play room or study. Sliding patio doors connect to the conservatory extension.

The kitchen houses a range of matching wall base and drawer units with 'American Cherry' front and contrasting black working surfaces with tiled splash backs and an integrated fan assisted electric oven, 4 ring gas hob with an illuminated extractor over. The extended utility room houses the washing machine and dryer has a matching range of wall and base units perfect for today's modern and busy family.

On the first there are three bedrooms consisting of two doubles and a third single bedroom the master bedroom is positioned to the front of the property to take full advantage of the fabulous long distance views. The family bathroom houses a three piece suite in white consisting of a low level WC, pedestal hand wash basin and a panelled bath with shower over complete with tiled splash backs.

Externally there is a lawn garden to the front together with a private driveway providing valuable off road parking. To the rear is a landscaped and tired rear garden consisting of various patios and decked areas.



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