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409 Padiham Road
Burnley
BB12 6TB



For Sale

- 3 Bedroom Semi-detached
- Beautifully Tended Gardens
- Two Reception Rooms
- Kitchen & Utility
- Ample Private Parking

Price £159,950

- Detached Single Garage
- Modernisation Works Req.
- Exciting Blank Canvas
- Ideal Family Home
- 360 Virtual Tour.



Set within beautifully tended gardens this well proportioned three bedroomed semi-detached home with brick/spar dashed elevations under a slate roof has been exceptionally well maintained by the current owner. Requiring modernisation works the property provides purchasers with an exciting blank canvas.

The principal entrance is to the front and opens to a rectangular hall, with useful storage cupboards. The front facing reception room has a wide bay window and looks over the lawned garden. The rear facing sitting room also has a large picture window which overlooks the well tended rear garden. In the kitchen you'll find an arrangement of base and wall units with stainless steel handles and 'corian' working surfaces complete with splashbacks; additionally there is a rear porch and utility room accessed from the kitchen.

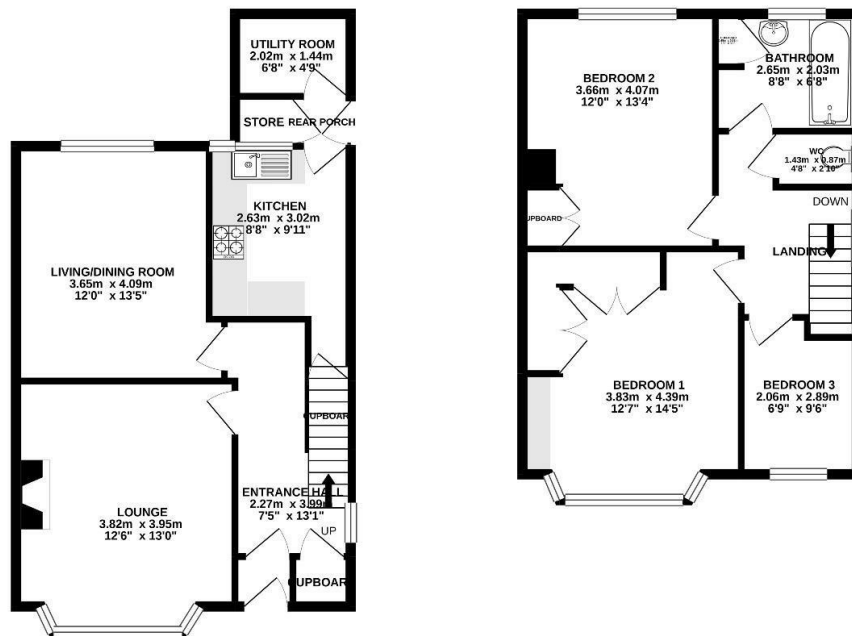
The generously proportioned main bedroom has fitted wardrobes with views over the front garden. There is a second double bedroom to the rear overlooking the rear garden and third single bedroom to the front. The family bathroom houses a two piece suite consisting of a pedestal hand wash basin and a panelled bath with tiled walls. A separate WC houses the low level wc.

There is also a fully boarded loft with a light built in, perfect for storage with access via a retractable ladder.

Externally is a private drive which can take three to four cars. It leads to a detached single garage. The garage has light and power. The neat front garden comprises a lawn with mature planting and a diagonal pathway. The excellent rear garden is predominantly laid to lawn. At the end of the garden is a substantial patio with Indian stone flags; perfect for those alfresco occasions ideal for summer time relaxation.

GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.

1ST FLOOR
47.8 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA: 100.1 sq.m. (1077 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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