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# Petty Real™

# For Sale



12 Ramsey Grove  
Burnley BB10 2NR

£168,950



## Key Features:

- Extended 3 Bed Semi-Detached
- Lounge & Dining Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- Low Maintenance Gardens
- Occupies Choice Corner Plot
- Conservatory With Stove
- Third Single Bedroom
- X 2 Detached Single Garages
- 360 Virtual Tour

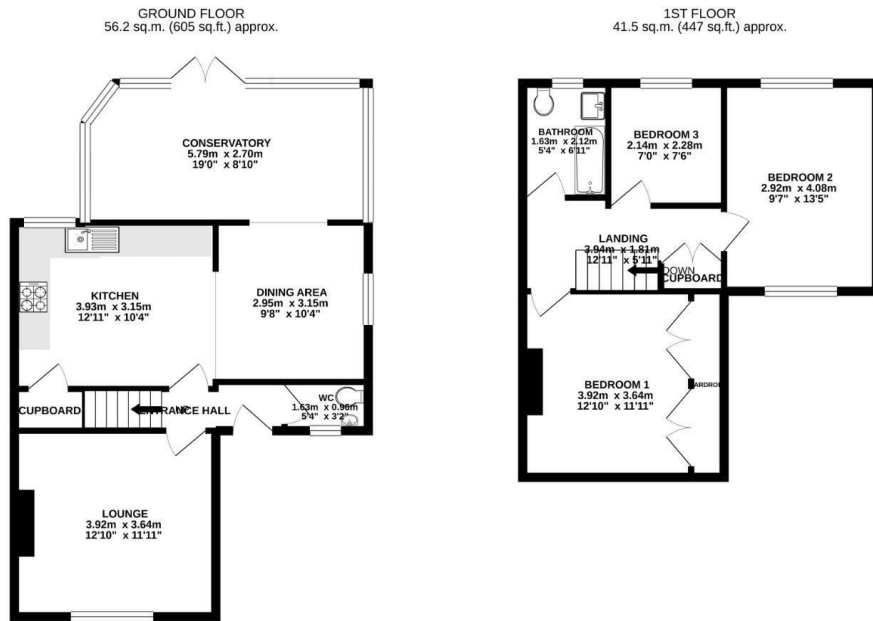
Tenure: Freehold

EPC Rating: D

Council Tax Band: C



# 3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 97.7 sq.m. (1051 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Main Description:

Occupying a choice corner plot position this extended three bedroom semi detached home presents the ideal purchase for the growing family it's family centric accommodation reflects today's modern requirements.

Conveniently situated with comfortable walking distance of local amenities including both primary and secondary schools, Burnley General Hospital and numerous local businesses located on Heasandford Industrial Estate.

The accommodation is arranged over two floors and comprises the ground floor on an entrance hall with straight flight staircase ascending to the first floor together with a two piece cloakroom. The family lounge is positioned to the front of the property where a brick fireplace with timber lintel provides an attractive focal point.

The dining kitchen is located to the rear of the property and houses a modern 'L' shape of wall and base units with contrasting working surfaces, there is ample space for a dining table which comfortably seats six. An open arrangement opens to a sizable conservatory extension which is currently utilised by the current owners as a secondary family lounge complete with a multi-fuel stove perfect for the chilly evenings.

On the first floor you will find three bedrooms consisting of two doubles and a single the master bedroom is positioned to the front of the property complete with fitted wardrobes. The family bathroom houses a modern three piece suite in white with fully tiled walls and flooring providing practicality.

Externally to the front the garden has been landscaped for low maintenance complete with a private driveway leading to a detached single garage. To the rear is a second independent detached garage ideal for purchasers with hobbies and interests. The garden area to the rear consists of decking, crushed slate and Indian stone paved patio 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