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For
Sale



55 Glen View Road
Burnley BB11 2QW

£170,000



Key Features:

- Semi-Detached
- Stunning Gardens
- Extended Dining Room
- Driveway
- Utility
- Three-Bedrooms
- Two Reception Rooms
- Detached Garage
- Close To Motorway Links
- Virtual Tour Available

Tenure: Leasehold
EPC Rating: E
Council Tax Band: C



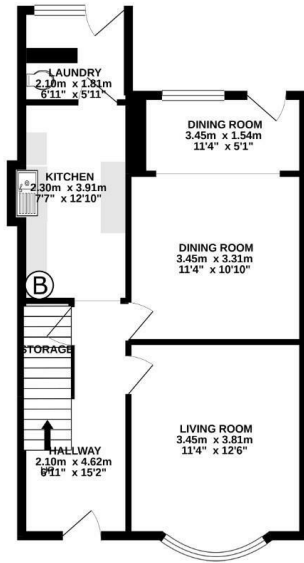
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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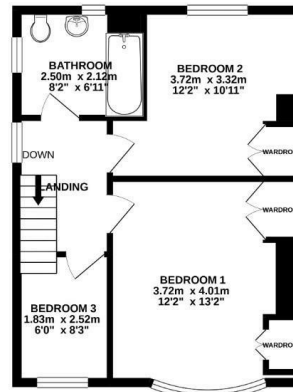
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3 BEDROOM House - Semi-Detached

GROUND FLOOR
51.7 sq.m. (557 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 91.7 sq.m. (987 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplan 12/20.

Main Description:

Perfect for a growing family looking to create their ideal family home! Close to local schools, motorway links, and stunning walks along the canal. Fantastic potential to extend further and create a four-bedroom home creating more living space for a growing family.

Entering the property you're welcomed into the entrance hallway which provides access to the first floor, front living room which briefly comprises a gas fire, and a large bay window overlooking the front gardens. To the rear is a spacious dining room which has been extended to create more living space and provides the potential to bring the kitchen and dining room together to create a fantastic open plan kitchen/diner for entertaining guests, with a uPVC door leading to the rear patio and garden area.

The kitchen is currently fitted with matching wall, base, and drawer units with contrasting working surfaces with the stainless steel sink/drainer set into a bay window. There is a utility room fitted with a downstairs WC and plumbed for a washing machine.

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

Externally there is a front garden with a laid-to lawn area, driveway for multiple cars, a single detached garage, and a stunning rear garden with a laid-to lawn area and patio space.



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