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Real

55 Greenbrook Road  
Burnley  
BB12 6PD



## For Sale

- Semi-Detached
- Three Bedrooms
- En-Suite
- Corner Plot
- Driveway For Multiple Cars

## Offers Over £170,000

- Front & Back Garden
- Kitchen/Diner
- Downstairs WC
- Close To Local Schools
- Perfect For A Growing Family Or FTB



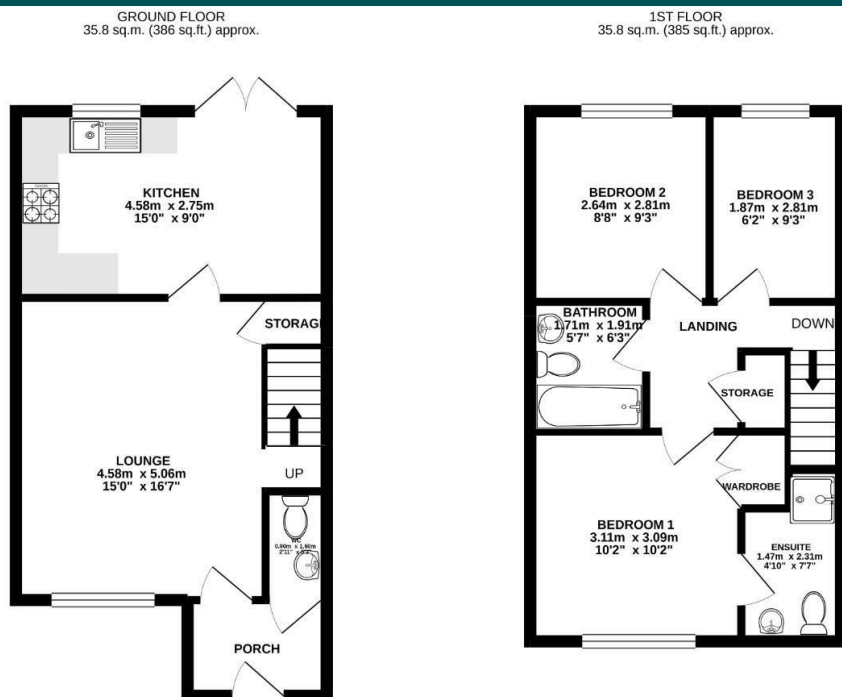
Lovely, semi-detached house in the highly sought-after area of Lowerhouse close to local schools, shops, and the River Calder. Perfect for a first-time buyer or a growing family.

As you enter the property into the vestibule, there is a downstairs WC with a hand washbasin. The living room is located to the front and fitted with an electric fire. To the rear is the kitchen/diner fitted with matching wall, base, and drawer units with contrasting working surfaces and a breakfast bar. There is a range of appliances such as an electric oven & gas hob with a stainless steel sink/drainage. Patio doors are leading from the kitchen into the back garden.

On the first floor, there are two generous-sized single bedrooms and the main bedroom with a fitted wardrobe and en-suite comprises a low-level WC, pedestal hand wash basin, and quadrant shower. The three-piece bathroom suite comprises a low-level WC, pedestal hand wash basin, and a paneled bath.

Externally there is a driveway to the front for multiple cars and a laid-too lawn area. To the rear is a garden with a patio leading onto a laid-too lawn garden.

The property is a corner plot so provides the potential to extend.



TOTAL FLOOR AREA: 71.6 sq.m. (771 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the European standard floor 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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