

Because life is

Petty
Real™

77 The Spinney
Burnley
BB12 0PB



For Sale

Offers Over £170,000

- Extended Semi-Detached
- Three Bedrooms
- Adapted For Wheelchair Access
- Downstairs Wetroom
- Newly Renovated Bathroom

- Two Double Bedrooms Upstairs
- Previously Three Bedroom Upstairs
- Lovely, Private Plot
- Large Rear Garden
- Fitted Kitchen



Perfect extended family home! Adapted for wheelchair access. Located close to Crow Wood, bus stops, local schools, and stunning countryside walks.

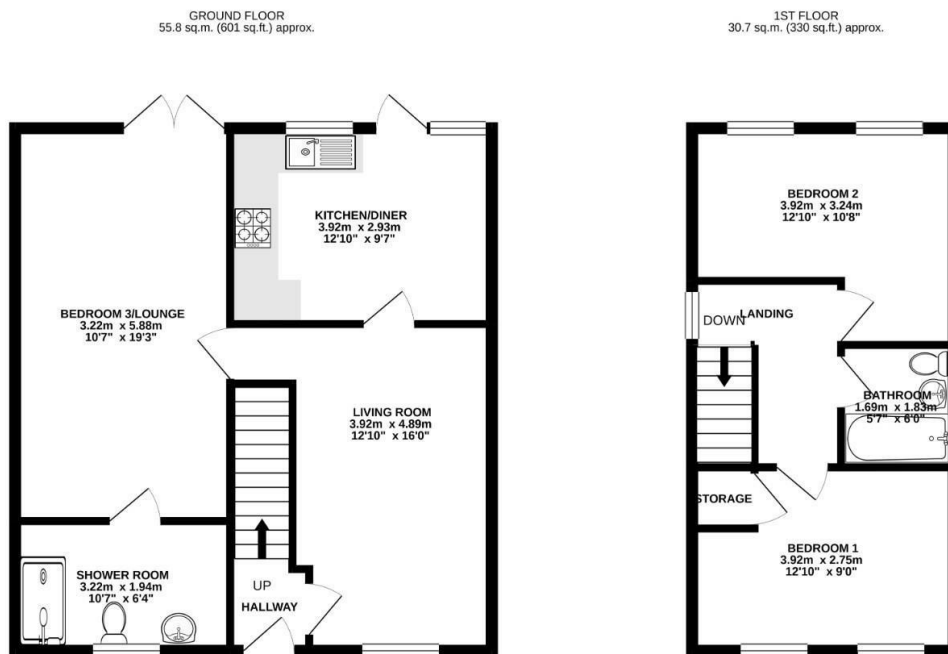
Entering the property into the hallway provides access to the first floor and the front living room which benefits from an electric fire. A rear kitchen/diner is fitted with matching wall, base, and drawer units with contrasting working surfaces and a range of appliances such as a gas hob, electric oven, and stainless sink/drainers.

The property has been extended and adapted for wheelchair access so a bedroom downstairs was built with a uPVC door leading to the back patio garden and a wet room comprising WC, pedestal hand wash basin, and a quadrant shower.

There are two double bedrooms, on the first floor one of which was previously two bedrooms, which could easily be turned back with a partition wall. The family bathroom has recently been renovated and comprises a low-level WC, pedestal hand wash basin, and a tiled bath with an overhead shower with stylish grey splashback from floor to ceiling.

Externally there is a driveway to the front and a patio/concrete garden to the rear with a side gate providing access to the front. The property has a great outlook and is set on a very private plot.

There is potential for a first-floor extension over the current extension creating a fourth bedroom.



TOTAL FLOOR AREA: 86.5 sq.m. (931 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.
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