Because life is

Petty Real™

For Sale

30 Foxcroft
Burnley BB12 0EH

£180,000

Key Features:

- Semi-Detached
- Stunning Views
- Smeg Appliances
- Decking & Summerhouse
- Close Proximity To Schools
- Family Home
- Three Bedrooms
- Stunning Back Garden
- Drive To The Front
- VIEWING IS A MUST!

Tenure:
EPC Rating: C
Council Tax Band: C

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26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:

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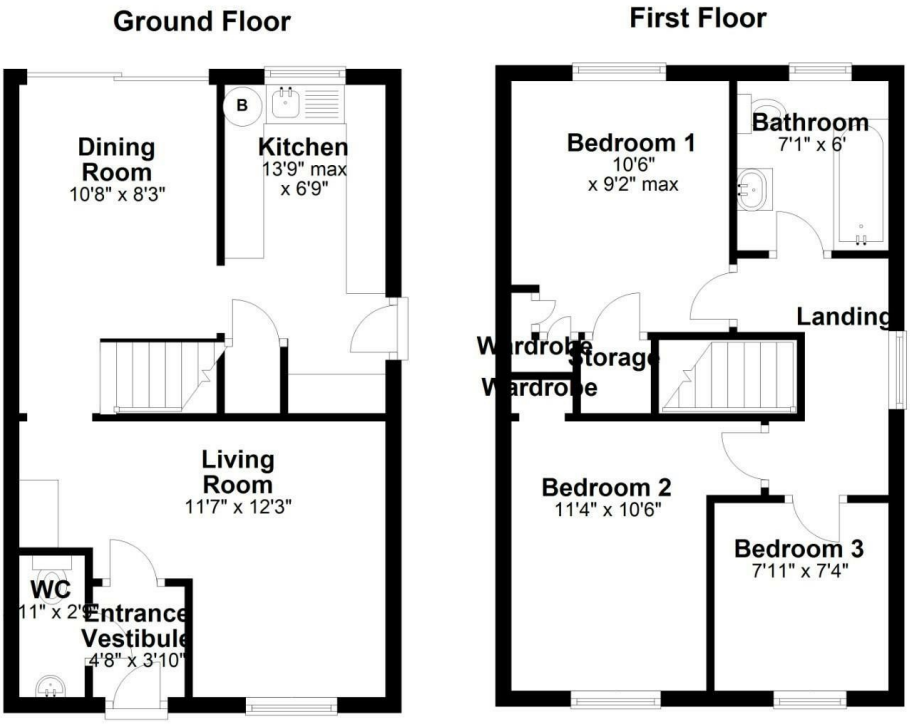
3 BEDROOM House - Semi-Detached



Main Description:

Beautifully presented, semi-detached house in a highly sought-after area of Ightenhill. Close to local schools, parks, and motorway links this makes it the ideal location for first-time buyers and growing families.

Entering the property you're welcomed into the entrance vestibule with the downstairs WC with a hand washbasin. The lounge is in an L-shape arrangement with a Flamerite Gotham Suite creating a bright, warm family area. The dining room provides access to the rear garden via uPVC sliding doors. The kitchen is adjacent to the dining room and in a horseshoe arrangement with matching base, wall, and drawer units in white with contrasting worktop surfaces. There are a range of integrated Smeg appliances consisting of: washer dryer, induction hob, oven, fridge freezer and combination oven/microwave.

The layout on the ground floor provides a fantastic opportunity to create a large kitchen/diner with views of the garden and to stretch the whole width of the house creating the ideal entertainment space.

On the first floor, there are two double bedrooms and a single bedroom which has been used as a walk-in wardrobe. The main bedroom benefits from fitted wardrobes and a storage cupboard. They are superb views at the rear overlooking Pendle Hill. The family bathroom comprises a low-level WC, cabinet hand wash basin, and a paneled air bath with an overhead rainfall mixer shower with stylish tile splashback from floor to ceiling.

Externally there is a drive to the front and decking to the side and back of the property leading to a lawned garden. There is a summer house which has electricity making it a perfect place to relax with the family during those hot summer evenings or could be used as a home office. The extensive gardens have a mixture of bedded plants, a lawned area, and decking.

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