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Real

36 Clarkson Close
Burnley
BB10 2AQ



For Sale

- Semi-Detached
- Single Garage
- Three Bedrooms
- Gardens Front & Back
- Modern Kitchen/Diner

Offers Over £185,000

- Downstairs WC/Cloakroom
- Close To Local Schools
- Stylish Four-Piece Suite
- Virtual Tour Available
- VIEWING IS A MUST!



Providing an ideal purchase for a growing family or first-time buyer, this beautifully appointed three-bedroom semi-detached property is located on the prestigious Hallows development situated in the heart of Reedley. The property has been constructed to exacting standards by Barnfield Construction and several years remaining on the Premier Guarantee warranty.

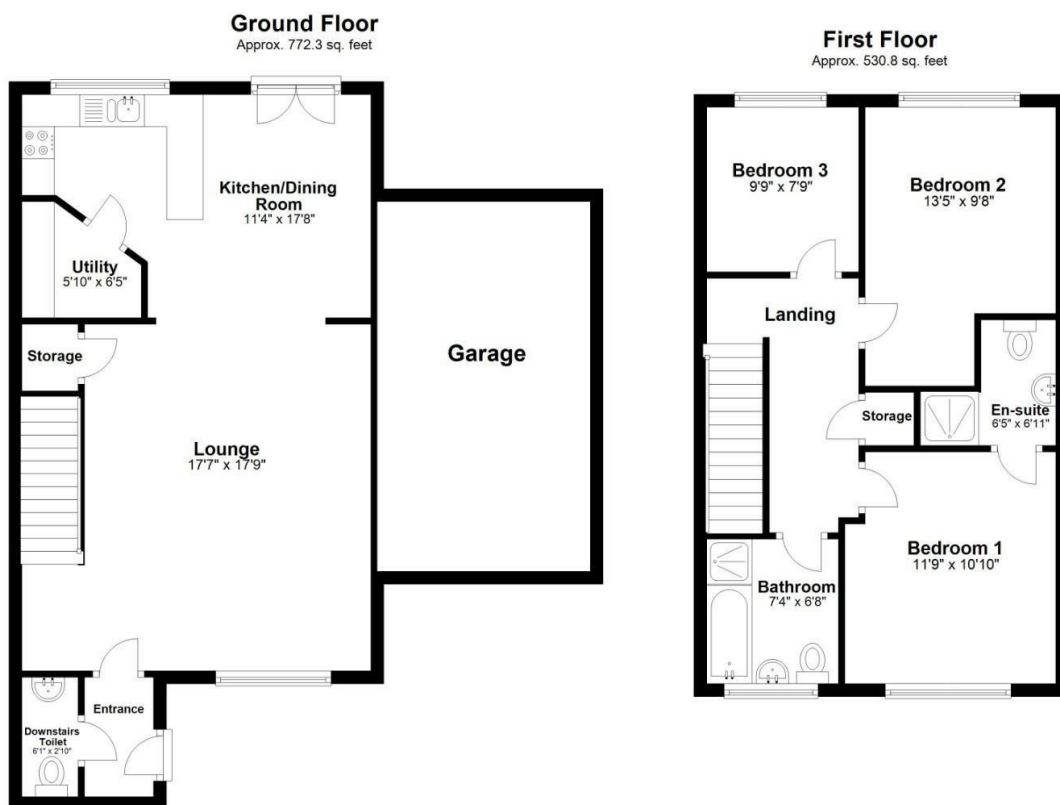
As you enter the property to the ground floor you are greeted by the entrance porch where there is a cloakroom housing a two-piece suite comprising a low-level WC and pedestal hand washbasin.

The family lounge is located at the front of the property and is generous in size with an open plan arrangement to the dining kitchen located to the rear of the property. The kitchen houses a wrap-round arrangement of matching wall, base, and drawer units in matt cream with contrasting working surfaces. A wealth of integrated appliances include an oven, four ring gas hob with an illuminated chimney hood extractor, fridge, freezer, and dishwasher. The useful utility room houses plumbing for an automatic washing machine and a space for a condensing dryer. Glazed double French doors provide access to the garden area where there are a patio and laid-to lawn garden.

On the first floor, there are two double bedrooms and a generous-sized single bedroom with a large, stylish four-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, paneled bath, and a quadrant shower with a mixer overhead shower. The bathroom has a Velux window allowing plenty of light through with ceiling spotlights.

Externally there is a driveway leading to the single fob operated garage to the front providing plenty of off-road parking with a side entrance leading to the rear garden/patio area.

The property benefits from modern-day comforts such as gas central heating and uPVC double glazing. Viewing is imperative!



Total area: approx. 1303.0 sq. feet



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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