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Sale



265 Lowerhouse Lane
Burnley BB12 6LZ

£200,000



Key Features:

- Detached House
- Large Corner Plot
- Gas Central Heating
- uPVC Double Glazing
- Two Reception Rooms
- Three Bedrooms
- Fantastic Transport Links
- Downstairs WC
- Close To Local Schools
- VIRTUAL TOUR AVAILABLE

Tenure: Freehold
EPC Rating:
Council Tax Band: D



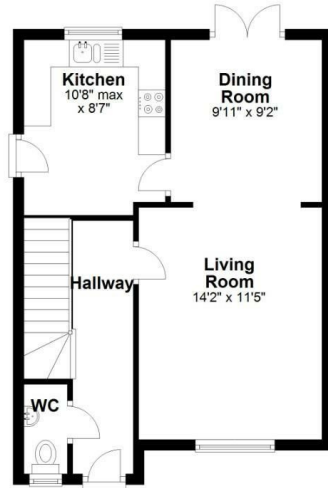
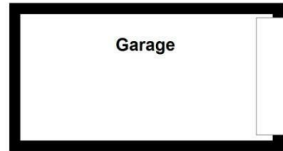
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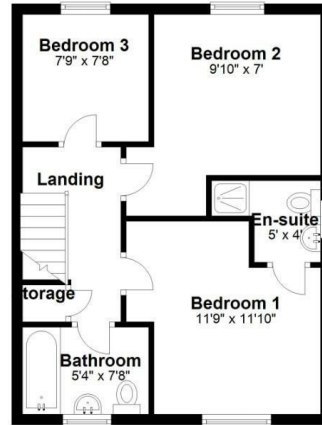
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3 BEDROOM House - Detached

Ground Floor



First Floor



Main Description:

Beautiful, large corner plot, three-bedroom detached property with a detached garage. Located in the highly sought-after area of Lowerhouse, close to local schools, shops, Green Brook river and fantastic transport links to Manchester, Leeds, and Preston. Ideal for first-time buyers and growing families, viewing is imperative.

Entering the property via the uPVC door, you're welcomed into the entrance hallway where access to the downstairs WC & hand wash basin can be found. To the rear is the kitchen which is in a horseshoe arrangement with matching wall, base and drawer units with contrasting worktop surfaces and installed with a gas hob and electric oven.

Adjacent to the kitchen is the dining room which provides the potential to create an open plan kitchen/diner with rear patio doors leading to the garden and patio area. The living room is to the front of the property and generous in size.

On the first floor, there are two double bedrooms one of which benefits from a three-piece en-suite comprising a low-level WC, hand wash basin, and a quadrant shower. Also, there is 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 electric shower. On the landing, there is a useful storage cupboard.

Externally there is a lawned area to the front which wraps around the side of the property where a secure outbuilding/shed can be found. To the rear is a large, spacious patio garden that leads to the detached single garage and driveway for multiple cars. There is also an extra bit of land to the rear of the garage which could be utilized for more garden space.

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



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