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# Petty Real™

# For Sale



79 Ightenhill Park Lane  
Burnley BB12 0LL

£209,950



## Key Features:

- Semi-Detached Bungalow
- Garage
- Highly Sought After Area
- Large Fitted Kitchen
- Views Over Burnley & Pendle Hill
- Utility Room
- Front & Rear Gardens
- 2/3 Bedrooms
- Gas Central Heating
- Wet Room

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: D

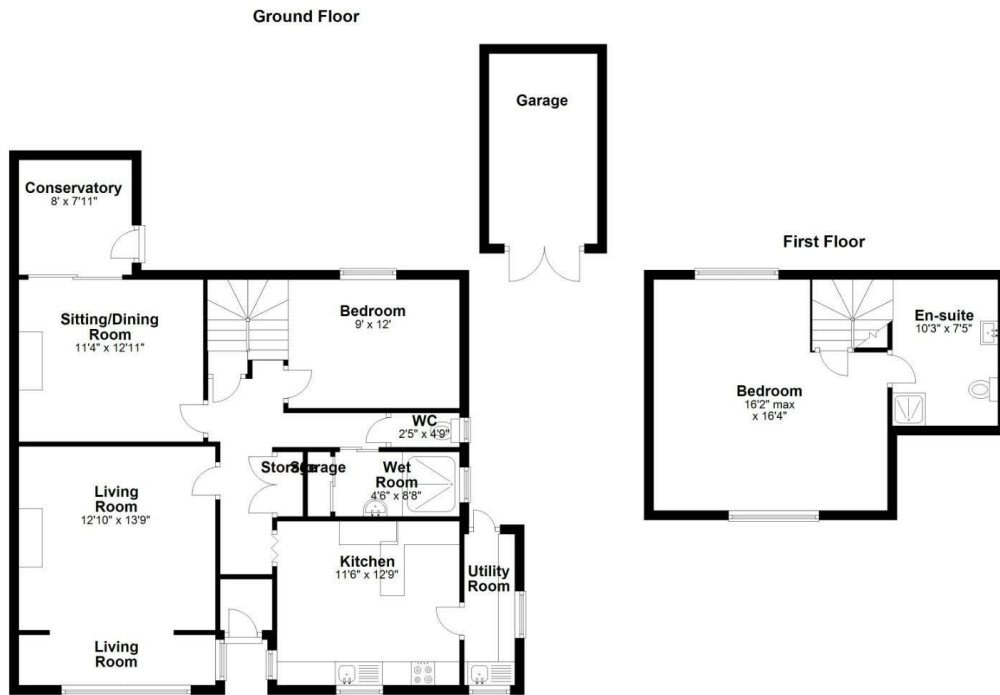


26 Manchester Road, Burnley, Lancashire, BB11 1HH  
T:



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# 2 BEDROOM Bungalow



## Main Description:

An attractive well planned 2/3 bedroom semi-detached bungalow pleasantly located with an open aspect to the front. Enjoying a sought after residential location, the spacious accommodation comprises a hall, lounge, diner/3rd bedroom, kitchen, utility room, and two double bedrooms, wet room with a separate WC, and garage. Gas central heating and double glazing are installed.

The entrance door opens to a hall with a cloaks cupboard. Looking across the front garden the lounge has a bay window and is a particularly light and pleasant living room with ample space for furniture. An inner hall provides access to the second bedroom and dining room which allows access to the conservatory which provides great views over the rear garden, Burnley and Hambleton Hill. In the kitchen, you'll find an attractive arrangement of fitted units with matching wall, base, and drawer units, splashback tiling, and a sink unit with a mixer tap. The built-in appliances comprise an electric cooker with 4 ring gas hob.

The two bedrooms are well proportioned and offer useful versatility in how you choose to use them. There is potential to split the first-floor bedroom to create two good sized bedrooms, one of which house a three-piece en-suite comprises a quadrant shower cubicle, pedestal washbasin, low-level WC.

Externally This super bungalow occupies a spacious plot with low maintenance gardens to the front and rear. The garage is to the rear and provides great storage space along with the basement level outbuilding which houses the boiler.



**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