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Sale



17 Foxcroft
Burnley BB12 0EH

£265,000



Key Features:

- Detached House
- Three Reception Rooms
- Utility Room
- Double Bedrooms
- Perfect Family Home
- Four Bedrooms
- Conservatory
- En-Suite
- Close To Crowwood
- Viewing Highly Recommended!

Tenure: Freehold
EPC Rating: D
Council Tax Band:



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



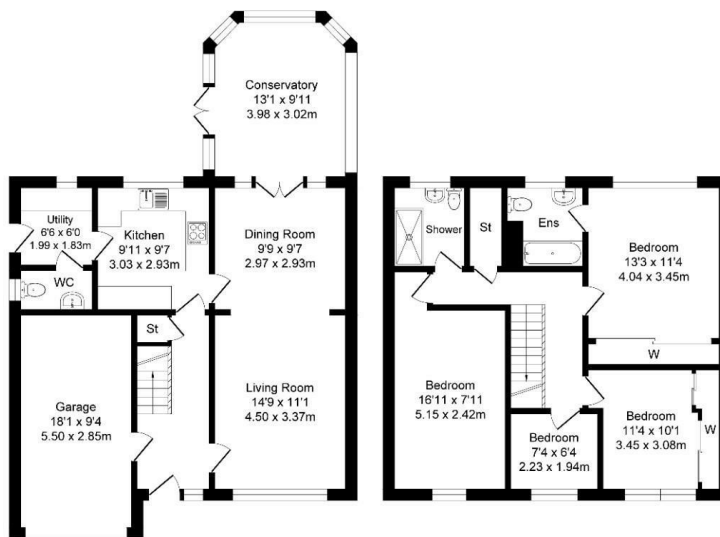
www.pettyreal.co.uk

4 BEDROOM House - Detached

Foxcroft

Total Approx. Floor Area 1584 Sq.ft. (147.2 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor

Approx. Floor Area 883 Sq.Ft (82.0 Sq.M.)

First Floor

Approx. Floor Area 702 Sq.Ft (65.2 Sq.M.)

Main Description:

Stunning, Four bed detached in a highly sought-after area of Burnley. Situated off the bottom of Pendle way, this property is located close to local schools, bus stops, and a short walk to Crowwood Spa & Leisure.

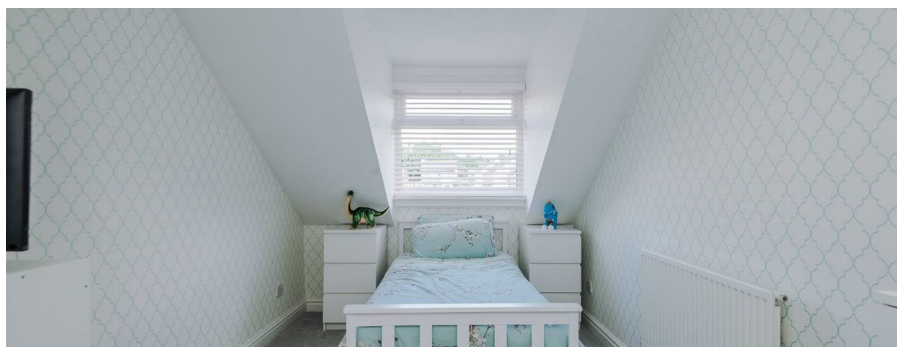
As you enter the property you're welcomed into the entrance hallway with access to the first floor, rear kitchen, and living room which has a large open plan through to the rear dining room. The kitchen runs adjacent to the dining room and has been fitted with matching wall, base, and drawer units with contrasting working surfaces installed with a gas hob and electric oven.

There is a utility room plumbed in for a washing machine and also a low-level WC. The conservatory is a grand size and provides access into the suntrap garden which benefits from a large patio area with decking perfect for entertaining guests.

On the first floor, there are three double bedrooms, which have fitted wardrobes and a fourth generous sized single bedroom. The main bedroom also benefits from a three-piece en-suite comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower. The family bathroom comprises a low-level WC, pedestal hand wash basin, and a walk-in shower with a mixer tap and stylish tile splashback.

Externally to the front, there is a driveway, and gardens along with an integral single garage. There is access to the rear garden by the side.

The property benefits from uPVC double glazing throughout.



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