

Because life is

Petty Real™

For Sale



56 Fairfield Drive
Burnley BB10 2PU

£299,950



Key Features:

- Detached House
- Large, Kitchen/Diner
- Stunning Gardens
- Single Garage
- Potential To Extend
- Four Bedrooms
- Two Reception Rooms
- Driveway
- Gas Central Heating
- VIEWING IS A MUST!

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

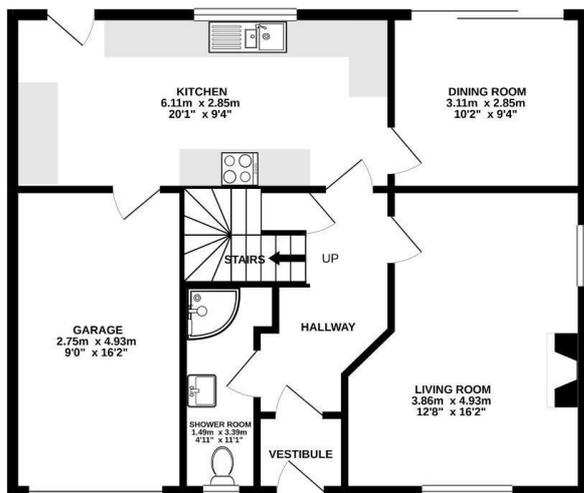


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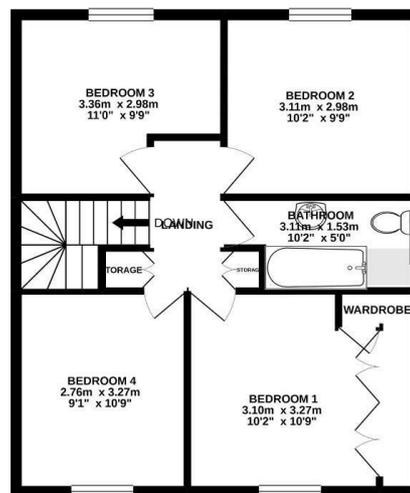
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4 BEDROOM House - Detached

GROUND FLOOR
71.1 sq.m. (765 sq.ft.) approx.



1ST FLOOR
50.3 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA: 121.4 sq.m. (1307 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

Beautiful, well-maintained detached house in a highly sought-after area of Reedley. Four-bed property with the potential to extend to create a fabulous five-bed detached. Close to local schools, amenities, and a short drive into Burnley & Brierfield town centre.

Approaching the property you can see the stunning gardens and driveway leading to the entrance of the property. Entering the property you're welcomed into the entrance vestibule and the hallway leading to the downstairs shower room comprising low-level WC, cabinet hand wash basin, and quadrant mixer shower in white. The living room overlooks the front garden and benefits from a gas fire. To the rear is the kitchen/diner which has a range of matching wall, base and drawer units with contrasting working surfaces fitted with an electric oven, hob, washing machine, and stainless steel sink/drainer.

Adjacent to the kitchen is the rear dining room which provides access to the stunning gardens via the sliding patio doors. There is a mixture of patio and laid to lawn area with surrounding flower beds, perfect for the children and grandchildren to play. Under the kitchen, there is a boiler room housing the combi boiler and leaving plenty of room for storage.

On the first floor, there are three double bedrooms and a single bedroom with the main bedroom benefitting from fitted wardrobes running the length of the room. The family bathroom comprises a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead shower.

The property benefits from modern-day comforts such as gas central heating and uPVC double glazing. With further investigation, there is potential to extend over the single garage to create a fifth bedroom.



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