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Petty RealTM

For Sale



54 Fairfield Drive
Burnley BB10 2PU

£300,000



Key Features:

- Detached House
- Stylish Fitted Kitchen
- Potential To Extend
- Two Reception Rooms
- Close To Transport Links
- Four Bedrooms
- Extensive Corner Plot
- Driveway For Multiple Cars
- Utility Room
- Virtual Video Available

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



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

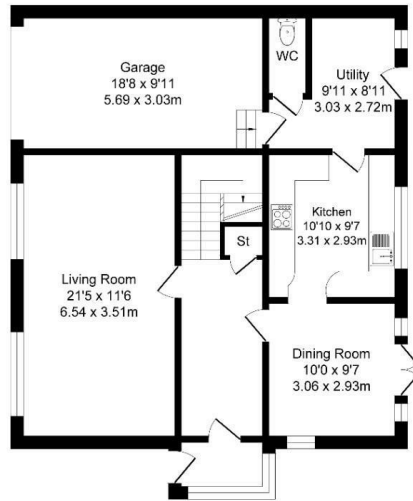
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4 BEDROOM House - Detached

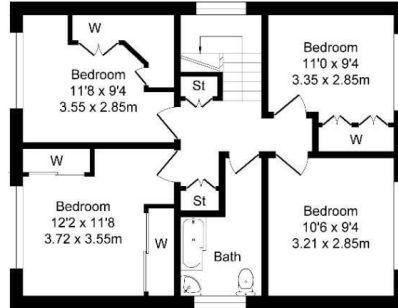
Fairfield Drive

Total Approx. Floor Area 1530 Sq.ft. (142.1 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 924 Sq.Ft (85.8 Sq.M.)



First Floor
Approx. Floor Area 606 Sq.Ft (56.3 Sq.M.)

Main Description:

Beautiful, meticulous four-bed detached close to Burnley General Hospital. Perfect for a growing family who may want to extend due to the extensive plot the property offers. Near to links for Barrowford, Fence, and Higham.

Entering the property into the storm porch which leads to the hallway providing access to the living room that benefits from an electric fire and a dining room with patio doors to the rear garden. The dining room runs adjacent to the kitchen that has been fitted with matching wall, base, and drawer units in high gloss white with a range of appliances including two electric ovens, an electric hob, and stainless steel sink/drainer. There is a useful utility room which has been plumbed in for a washing machine and houses the boiler, here you can access the garage with an electric up and over door.

On the first floor, there are three double bedrooms and a generous-sized single bedrooms both with fitted wardrobes. The main bedroom also has fitted wardrobes. The family bathroom is a three-piece suite in white comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

Externally there is a driveway for multiple cars, gardens to the front, and a beautifully maintained garden to the rear including a patio area, laid to lawn garden space, and raised flower beds/vegetable patch. The property sits on a large corner plot and offers the potential to extend over the garage, to the side, or the rear.



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