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41 Brooklands Road
Burnley BB11 3PR

£319,950



Key Features:

- Unique, Stone Built House
- Five Bedrooms
- Cellar
- Perfect Family Home
- Cusp of Towneley Golf Club
- Semi-Detached
- Two Reception Rooms
- Extensive Driveway
- Four-Piece Bathroom
- Close To Local Schools

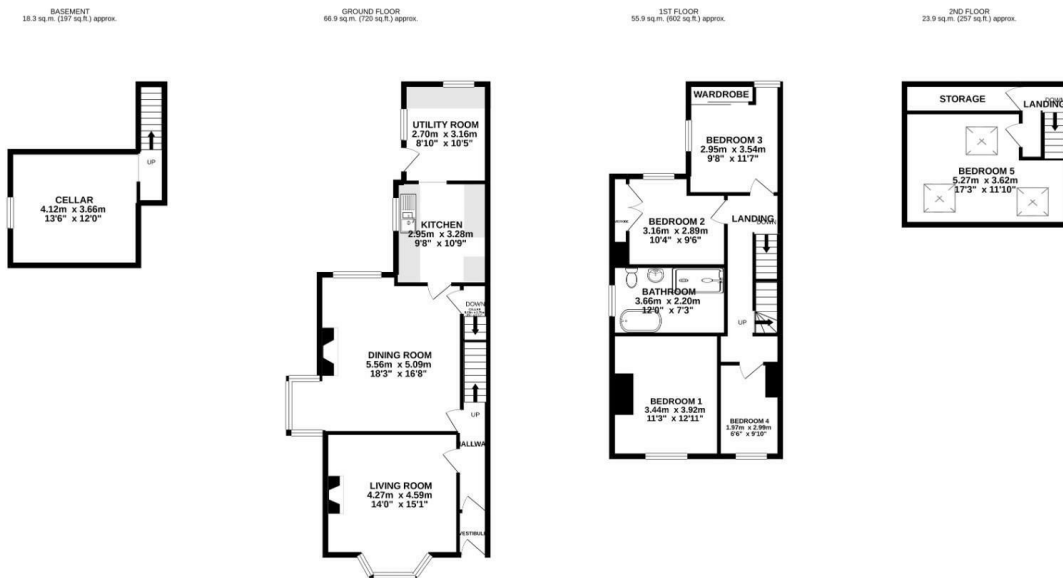
Tenure: Leasehold

EPC Rating:

Council Tax Band:



5 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA : 164.9 sq.m. (1775 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:

UNIQUE, Five bed semi-detached in the highly desirable location of Brooklands Road on the cusp of Towneley Golf Course and Towneley Park. Perfect for a large family looking for a property with fantastic potential and full of character.

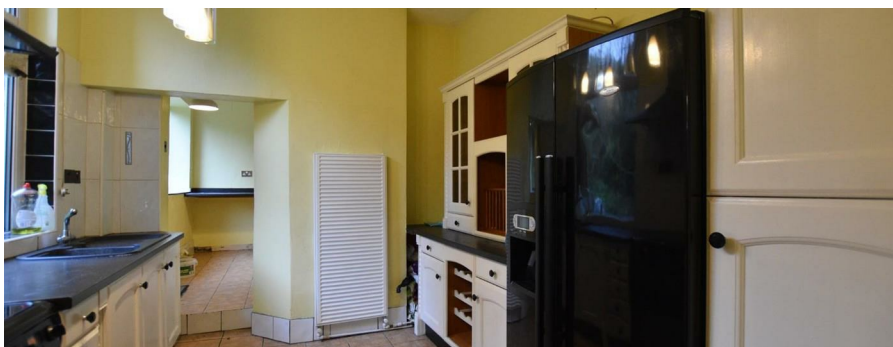
The property has an extensive driveway and garden to the front. Entering the property into the entrance vestibule and hallway, which leads to the front living room benefitting from a bay window, high ceilings, and a gas fire. The rear dining room is a grand size with a bay window, gas fire, and access to the cellar perfect for storage.

The rear galley kitchen has been fitted with a matching wall, base, and drawer units with contrasting working surfaces. Adjacent to the kitchen is the utility room which has been plumbed for a washing machine and provides access to the rear patio garden with raised flower beds.

On the first floor, there are four bedrooms, three double bedrooms, and a generous-sized single bedroom. The four-piece bathroom suite comprises a low-level WC, pedestal hand wash basin, walk-in shower, and a slipper bathtub.

On the top floor, there is a fifth, double bedroom with two Velux windows and ceiling spotlights. Adjacent to the fifth bedroom there is a storage cupboard running the length of the bedroom.

Externally there is a driveway for multiple cars, front garden with steps leading to the front entrance. There is gated access to the rear of the property which has been patio with raised flower beds providing a private space for entertaining guests.



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