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For Sale

37 Borrowdale Drive
Burnley BB10 2SG

£340,000



Key Features:

- Detached
- En-Suite
- Double Garage
- Three Reception Rooms
- Stunning Gardens
- Four Double Bedrooms
- Shower Room
- Downstairs WC
- Utility Room
- Perfect For a Growing Family

Tenure: Freehold

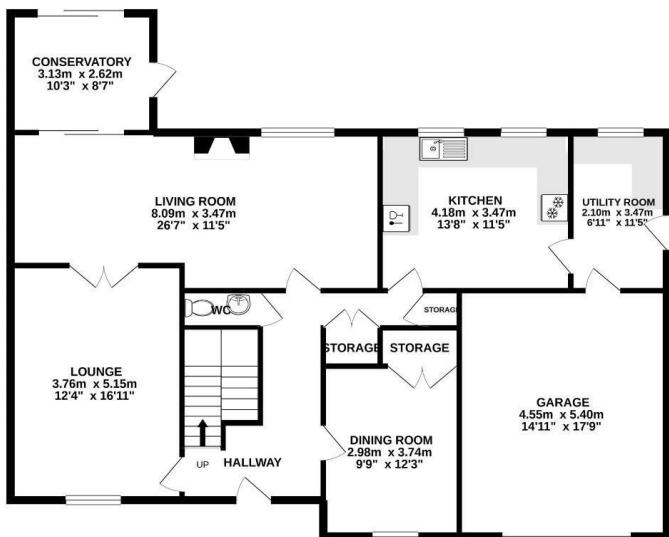
EPC Rating: C

Council Tax Band: F

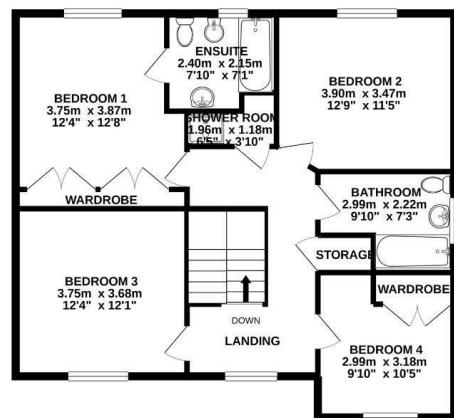


4 BEDROOM House - Detached

GROUND FLOOR
129.6 sq.m. (1395 sq.ft.) approx.



1ST FLOOR
79.3 sq.m. (854 sq.ft.) approx.



TOTAL FLOOR AREA : 208.9 sq.m. (2249 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features 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, four-bed detached house on a highly sought after estate of Borrowdale Drive. This detached home is close to local schools, bus stops and local amenities. This is the perfect home for a growing family.

Entry into the grand entrance this provides access to the front living room fitted with a gas fire and French doors leading into the second reception room which is in a landscape arrangement and benefits from an electric fire and a conservatory which over looks the back garden.

The dining kitchen is in a horseshoe arrangement and fitted with matching wall, base and drawer units with contrasting granite work surfaces and a range of appliances such as dishwasher, fridge, freezer and a sink & drainer. Adjacent to the kitchen is a utility room which has been plumbed for a washing machine. You can access the double garage from the utility room.

On the first floor there are four double bedrooms with the main bedroom benefitting from four piece en-suite comprising low-level WC, cabinet hand wash basin, bidet and paneled bath with an over head shower. There is also the main family bathroom along with a useful storage cupboard, accessed from the landing, and a shower room.

Externally there is a laid-to lawn garden to the front, driveway for multiple cars with a side entrance to the rear garden. To the rear you have a very private and secluded space with a range of laid-to lawn garden, patio and flower beds.



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.