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The Ochils Ightenhill Park  
Lane

Burnley BB12 0LL

£345,000



### Key Features:

Tenure: Leasehold

EPC Rating:

Council Tax Band:



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



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# 5 BEDROOM House - Semi-Detached



## Main Description:

Occupying a pleasant and tranquil setting this semi-detached house situated in a popular residential area of Burnley over-looking Ightenhill Park. The property boasts a substantial garden area to the side and lends itself perfectly for further extension if required.

The Ochils provides a stunning and grand entrance with the vestibule and entrance hall with wood panels and balustrades leading to the first floor. The living room boasts a range of original features such as pictures rails, coving, bay window, and a gas fire with a marble fire surround creating the ideal focal point.

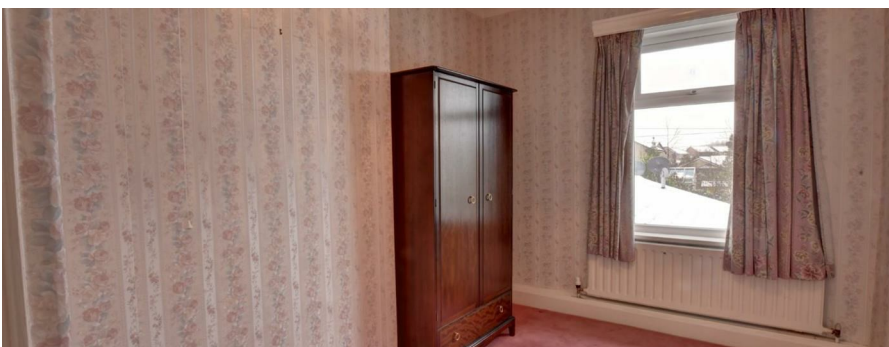
In the lounge, the original features continue with another gas fire and surround with a large bay window with stained glass overlooking the garden. To the rear of the property is a substantial-sized dining room with a storeroom where the combi boiler can be found. The dining room also provides access to the garden, outbuildings, and the detached double garage.

The kitchen is in an L-shape arrangement with matching wall, base, and drawer units with contrasting worktop surfaces with integrated appliances such as electric oven, hob, and sink/drain. Adjacent to the kitchen is the utility room which houses a sink and provides plumbing for a washing machine. There is also a downstairs WC with a corner washbasin in white.

On the first floor, the stairs have a number of windows with stained glass continuing the original features. There are three double bedrooms and a storeroom/ dressing room. The family bathroom is a three-piece suite in white comprising quadrant shower with mixer tap, paneled bath, and hand washbasin. There is a separate WC in white.

The property benefits from two extra bedrooms in the loft, both are doubles. The eaves storage runs the length of the house and creates the potential to add dormers.

Externally there are beautiful gardens front and side creating the ideal family space, the detached garage can be accessed via 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