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81 Lower Manor Lane
Burnley
BB12 0EF



For Sale

- Semi-Detached
- Three Bedrooms
- Large Reception Room
- Utility Room
- Downstairs Shower Room

Offers Over £175,000

- Kitchen/Diner
- Conservatory
- Driveway
- Garage
- Built-In Wardrobes



An immaculate three-bedroom, semi-detached dwelling located on an established and popular residential development on the outskirts of Burnley, within easy driving distance of local amenities, open countryside and accredited schools and nurseries, some with 'Outstanding' reports from Ofsted. This spacious and well-maintained home would be ideal for a growing family.

The property briefly comprises to the ground floor an entrance porch leading to a lobby with access to the stairs up to the first floor and the large, spacious reception room boasting a feature fireplace, under stair storage cupboard and French doors leading into a generous kitchen/diner which houses matching wall, base and drawer units with contrasting work surfaces, stainless steel sink, integrated fridge, oven and induction hob with overhead extractor fan.

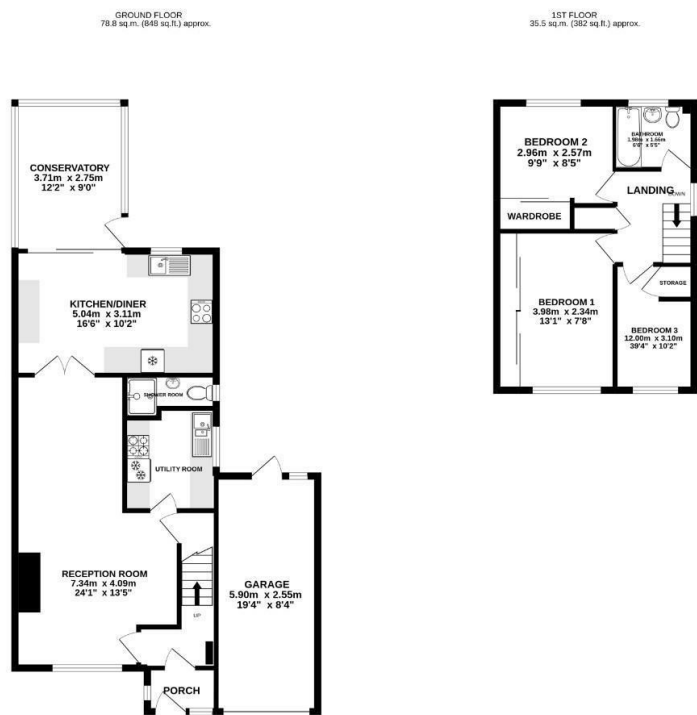
To the rear of the property is a bright and airy conservatory looking out to the rear garden and countryside beyond. The ground floor also has the added bonus of a utility room adjacent to the living room with gas hob, integrated freezer and a handy downstairs shower room with WC.

On the first floor are two generous-sized double bedrooms both benefitting from built-in siding, mirrored wardrobes and a single bedroom which has a useful over stair storage cupboard.

The bathroom houses a three-piece suite with a low-level WC, pedestal wash basin and panelled bath with overhead shower.

The property benefits from the modern day comforts of gas central heating and UPVC glazing.

Externally there is a gravelled garden to the front with a driveway leading to the garage and a spacious tiered garden to the rear with a patio and decking area.



TOTAL FLOOR AREA: 114.3 sq.m. (1230 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given.
Made and Issued: 2022



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