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Real

39 Westwood Road  
Burnley  
BB12 0HR



## For Sale

- Semi-Detached
- Three Bedrooms
- Large Kitchen/Diner
- Double Height Reception Room
- Downstairs Shower Room

## Offers Over £175,000

- Mezzanine Landing
- Spacious Living Accommodation
- Off Road Parking
- Popular Location
- Good Transport Links



\*\*\*NO CHAIN!\*\*\*

A unique, three bedroom, semi-detached dwelling situated in a quiet cul-de-sac in the popular Ightenhill area of Burnley. Close to accredited schools and a short drive to local amenities and the M65 with links to Manchester and Preston, this property presents an ideal purchase for a growing family.

The property briefly comprises to the ground floor an entrance porch with a useful storage cupboard which then leads in to a real feature of the home, a double height living room with an exposed brick wall with integrated book shelf and stone effect fireplace with gas fire.

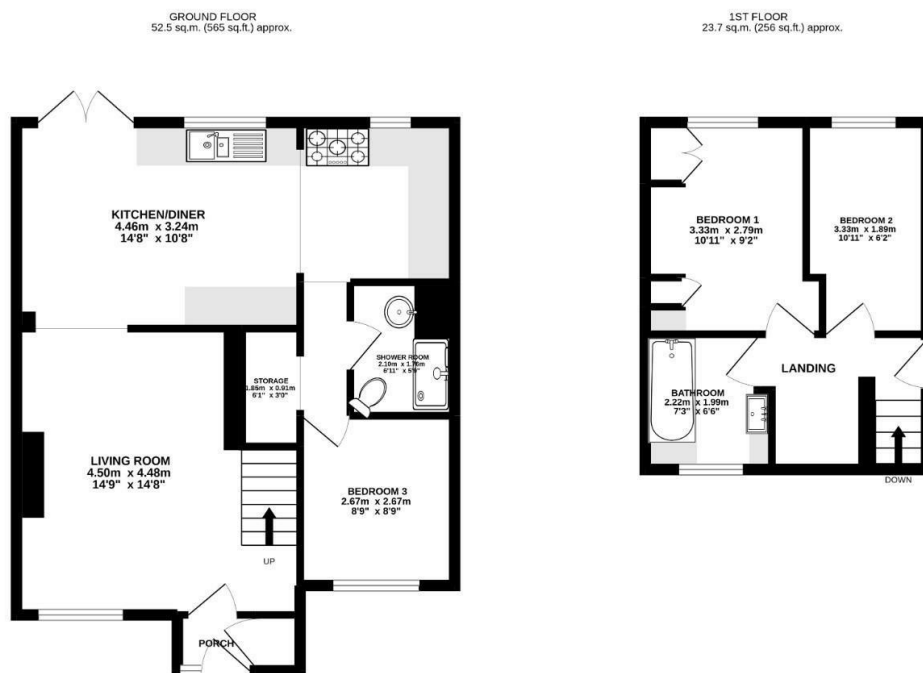
Through an archway allowing open-plan living, is the spacious kitchen/diner which houses an array of matching wall, base and drawer units with complimentary work surfaces, double bowl stainless steel sink with pull out tap, range style cooker with overhead extractor fan, space for an American fridge/freezer and patio doors leading to the rear garden.

Adjoining the kitchen is a central hallway with a useful under stair storage cupboard, a downstairs shower room with a three piece suite comprising glass bowl basin, corner toilet and walk in shower and a generous light and airy third bedroom.

To the first floor is a mezzanine landing with views down to the ground floor through a glass balustrade, two spacious bedrooms, one including built in wardrobes and a family bathroom comprising a low level WC, wash basin with vanity unit and panelled bath with overhead shower.

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

Externally there is a lawned area to the front with a driveway providing access to a decked area to the side and steps leading up to a raised decking area with a hot tub. To the rear is a tiered garden with a patio area and mature garden.



TOTAL FLOOR AREA: 76.2 sq.m. (820 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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