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34 Lingmoor Drive
Burnley
BB12 8UY



For Sale

- Detached Home
- Four Bedrooms
- Double Garage
- Extensive Garden
- Large Living Room

Offers Over £320,000

- Large Driveway
- Fitted Wardrobe
- Tastefully Decorated
- Quiet Cul-De-Sac
- Popular Residential Area



A tastefully decorated, four-bedroom detached house, located in a quiet cul-de-sac in a sought-after residential area in Padiham. Close to accredited schools, local amenities, the M65 for transport links to Manchester, Preston, and Blackburn and a stone's throw away from the Lancashire countryside.

On entering the property to the ground floor you are greeted with an entrance porch and then into the main hallway with a feature staircase to the first floor and a cloakroom with a low-level WC and wall hanging wash basin.

To the right of the hallway is a fabulously proportioned lounge with a large window to the front, an eye-catching fireplace with gas fire and patio doors leading into the rear garden. There is a spacious formal dining room adjacent to the living room with oak laminate flooring flowing through both rooms and the hallway.

The farmhouse style cream kitchen in a U-shaped arrangement of matching wall, base and drawer units with complimentary work surfaces, double basin stainless steel sink, oven, gas hob and integrated appliances including under counter fridge and dishwasher. From the kitchen, you can gain access to the extensive double garage, part of which has been sectioned off to provide a utility space.

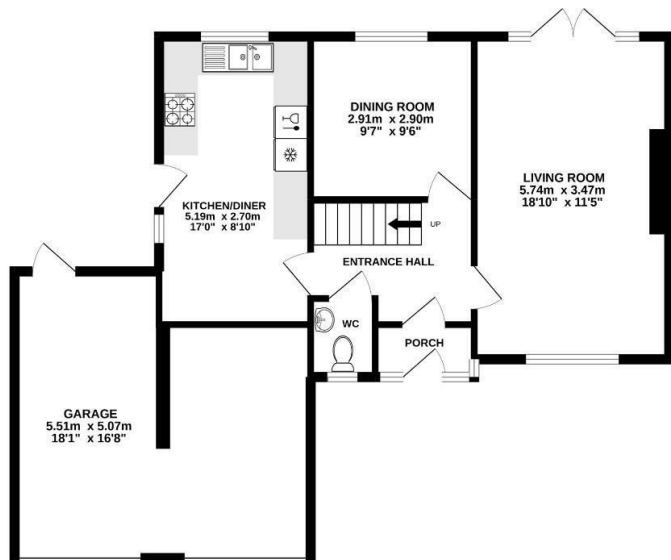
On the first floor, there are three good-sized double bedrooms and a single off the feature landing in addition to a storage cupboard. The master bedroom houses an excellent triple door, fitted mirrored wardrobe.

The bathroom, fully lined with white and contrasting mosaic tiles and slate effect flooring benefits from a white four-piece suite comprising a low-level WC, pedestal wash basin, bath and walk-in shower.

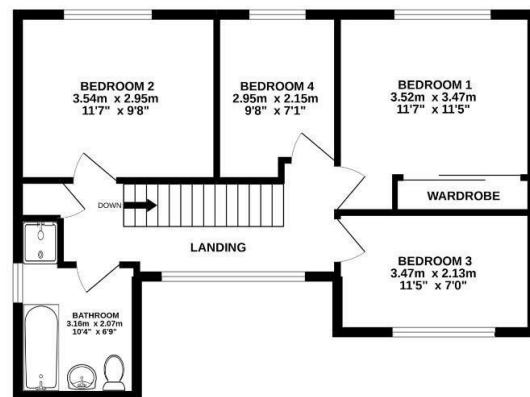
Externally, to the front is a double-blocked paved driveway providing ample off-road parking for 3 to 4 vehicles leading to the extensive garage. To the rear is a tremendous garden with a lawn and patio area.

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

GROUND FLOOR
74.6 sq.m. (803 sq.ft.) approx.



1ST FLOOR
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA : 125.2 sq.m. (1348 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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