

Because life is

Petty
Real™

19 Maple Bank
Burnley
BB10 3FD



For Sale

Offers Over £280,000

- Detached Family Home
- Four Bedrooms
- Expansive Kitchen
- Off Road Parking For Several Cars
- En-Suite Shower Room

- Utility Room
- Quiet Cul-De-Sac Location
- Tax Band - E
- EPC - E
- Freehold



A modern, four bedroom detached house situated in a quiet cul-de-sac, occupying a choice plot in a well regarded development. Arranged over two floors, the property presents itself as an ideal family home.

Entering through the front door you are greeted with an entrance hallway with a staircase ascending to the first floor and a useful two piece cloakroom. To the right is a generous lounge boasting a bay window letting in an abundance of natural light and a wall hung, electric fire with French doors leading to the hallway and kitchen. To the rear of the property is an expansive kitchen/diner/family room, allowing an open-plan layout, perfect for family life.

The kitchen houses matching base and drawer units with co-ordinating work surfaces, composite double bowl sink, integrated fridge, double oven and hob with an overhead extractor fan. A separate utility houses a double bowl sink and an integrated dishwasher. Part of the garage has been converted into a second, larger utility room with plumbing for a washing machine and tumble dryer. Adjoining the kitchen is a large conservatory overlooking the rear garden.

To the first floor is a central landing leading to two double bedrooms and two single. The master benefitting from fitted wardrobes and a fully tiled en-suite shower room housing a low level WC with hidden cistern, wash basin with vanity unit and a walk-in shower. The family bathroom houses a three piece suite including a 'P' shaped bath with overhead shower.

Externally to the front of the property is a large driveway with space for several cars. To the rear is an enclosed, easy maintainable garden laid mainly with gravel with decking areas and a gate leading out to the woods. There is also a shed which can be accessed from the rear of the property or via the access gate at the side.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH
 T.
 Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
 property.management@pettyreal.co.uk

www.pettyreal.co.uk