

Because life is

Petty  
Real™

54 Foxcroft  
Burnley  
BB12 0EH



For Sale

Offers Over £160,000

- Semi-Detached
- Two Double Bedrooms
- Detached, Single Garage
- Off-Road Parking
- Recently Fitted Stylish Kitchen

- Beautiful Open Plan Layout
- Three-Piece Bathroom Suite
- Sought After Location
- Close To Local Schools & Bus Stops
- Fantastic Rear Garden/Sun Trap





This elevated two-bedroom semi-detached house is perfect for first-time buyers or anyone looking to downsize as the property has been very well maintained. Close to Foxcroft Surgery, local schools, and bus stops.

As you enter the house, you are immediately greeted by the bright and open Kitchen space. The living area seamlessly flows into the recently fitted kitchen to the front, creating a welcoming and inclusive atmosphere for family gatherings and entertaining. Patio doors flood the space with natural light, making it feel even more inviting.

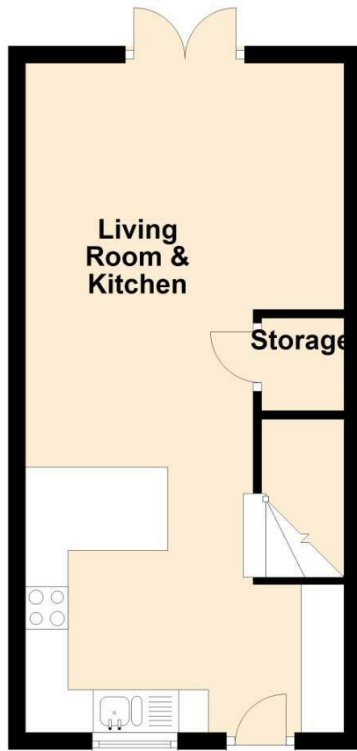
The kitchen, finished in high gloss white, is both stylish and functional. It features a sleek breakfast bar, perfect for casual dining or a quick morning coffee. The kitchen is equipped with modern appliances and, sink/drainer overlooking the garden forecourt to the front.

Patio doors in the living area lead directly to the rear garden, seamlessly connecting indoor and outdoor living spaces. The garden itself is a lovely mix of patio and greenery, offering a perfect balance between relaxation and outdoor activities. It's an ideal place for enjoying al fresco dining, gardening, or simply basking in the fresh air.

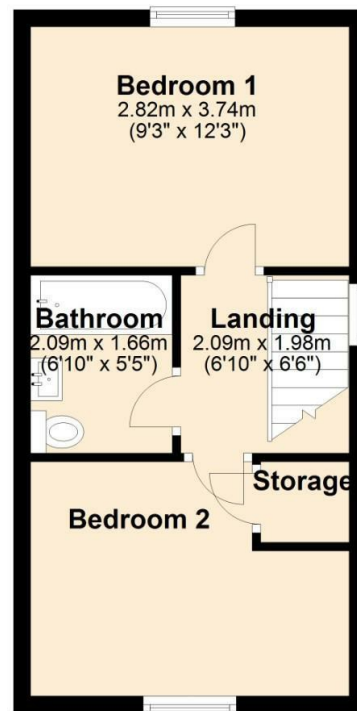
Heading upstairs, you'll find two well-proportioned double bedrooms. These bedrooms are designed to provide comfort and ample space for furniture, making them suitable for both family and guest rooms. The central bathroom is a modern and functional space, featuring a three-piece suite comprising a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead shower.

The property includes a detached single garage, providing secure storage for your vehicle or additional belongings. Off-road parking is available, making daily life more convenient and ensuring your vehicle is safe and protected.

### Ground Floor



### First Floor



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)