

Because life is

Petty  
Real™

Canal Walk Manchester Road  
Hapton  
Burnley  
BB12 7LF



For Sale

Asking Price £214,995

- Semi-detached
- Front and rear gardens
- Downstairs WC
- 10-Year NHBC Warranty
- 2-Year Gleeson Warranty

- Extensive options range plus 100s of kitchen combinations to choose from\*
- L-shaped worktop, perfect for cooking or entertaining
- \*Options available may vary dependent on build stage
- We're registered with NHQB

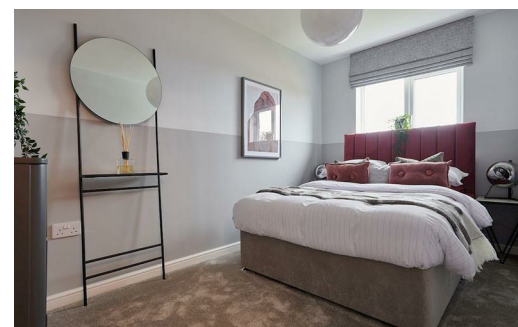
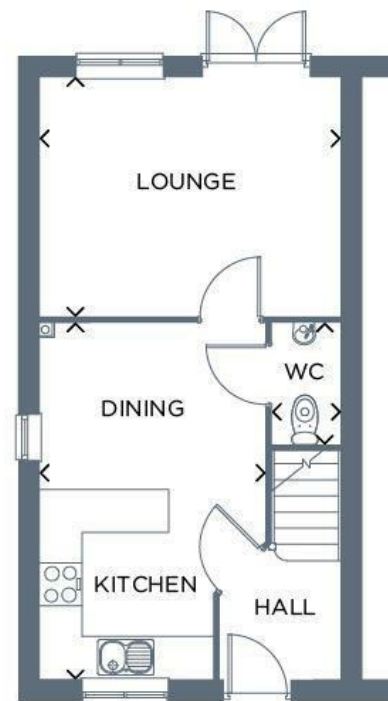


The home of great value!

The Tyrone is a contemporary three bedroom house style that is ideal for family life and perfect for entertaining. The open-plan kitchen-diner features a large L-shaped worktop, while French doors open from the bright living room onto the rear garden, for seamless outdoor-indoor living. The space continues upstairs where you will find three bedrooms and a family bathroom finished with Porcelanosa tiling.

#### Ground Floor

Room	Metres	Feet & Inches
Kitchen/Dining	4.95 x 3.11	16'3" x 10'2"
Lounge	4.15 x 3.31	13'7" x 10'10"
WC	1.70 x 0.94	5'7" x 3'1"



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.

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