

Because life is

Petty
Real™

94 Wellfield Drive
Burnley
BB12 0JD



For Sale

£225,000

- Detached Bungalow
- Three Bedrooms
- Large Lounge With Picture Window
- Off-Road Parking
- Attached Garage

- Low Maintenance Garden
- Short Drive To Burnley Town Centre
- Ideal For Downsizers
- Tax Band - C
- EPC - E



Located on an established and popular residential development on the outskirts of Burnley but within easy driving distance of local amenities, open countryside and accredited schools and nurseries. This deceptively spacious, detached bungalow would be an ideal purchase for someone looking to downsize.

On entering the property you are greeted by an entrance porch with cupboards to the side, an ideal storage space for coats and shoes. The dining room adjoins the porch and has an open-plan layout with the generous lounge, boasting a large picture window to the front flooding the room with an abundance of natural light and a wall mounted stone fireplace with gas fire providing an attractive focal point within the room.

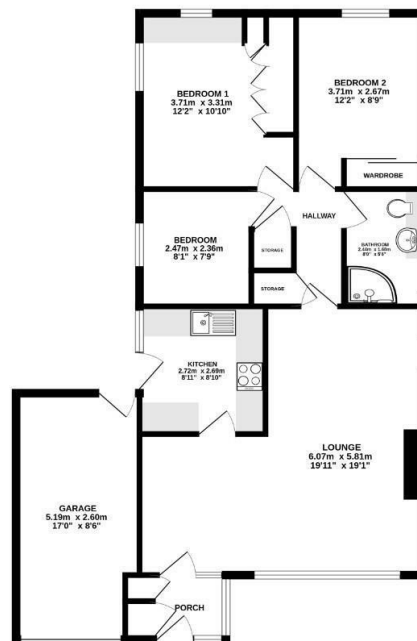
Access to the kitchen can be gained via the dining room and houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink, freestanding cooker and a door leading out to the rear garden. There is also plumbing and space for a dishwasher, washing machine, fridge and freezer.

An inner hallway benefits from two large storage cupboards and also leads to two well-proportioned, double bedrooms, both benefitting from fitted wardrobes and a generous single bedroom. The fully tiled bathroom houses a three-piece suite comprising a low-level WC with hidden cistern, sink with vanity unit and shower cubicle.

Externally there is a lawn garden to the front of the property with a tarmac driveway to the side leading to an attached garage. To the rear is a low maintenance garden with patio area, plant bedding and shrubbery.

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

GROUND FLOOR
86.3 sq.m. (929 sq.ft.) approx.



TOTAL FLOOR AREA: 86.3 sq.m. (929 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 misstatement. 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.
What we sell, we sell right!



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 burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk