

Because life is

Petty
Real™

Canal Walk Manchester Road
Hapton
Burnley
BB12 7LF



For Sale

Asking Price £239,995

- 5% deposit contribution‡
- Ex show home - ready to move into!
- Furniture and flooring included
- Semi-detached
- Front and rear gardens

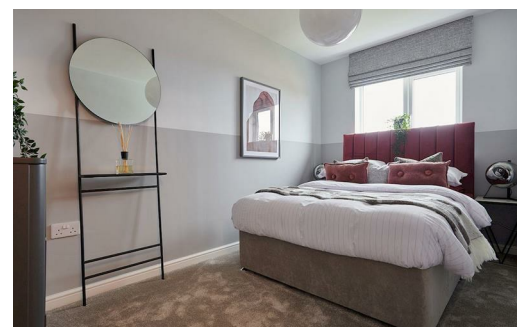
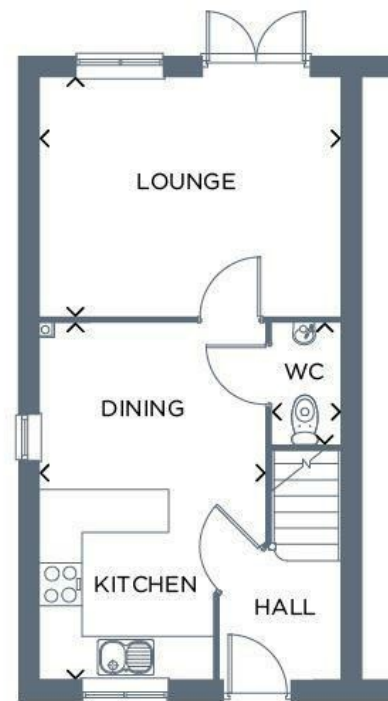
- 10-Year NHBC Warranty
- L-shaped worktop, perfect for cooking or entertaining
- We're registered with NHQB
- ‡ terms and conditions apply



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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