

Because life is

Petty  
Real™

16 Harefield Rise  
Burnley  
BB12 0EZ



## For Sale

- Attractive Detached Dwelling
- Quiet Cul-De-Sac Location
- Four Bedrooms
- Large Lounge/Dining Room
- Ground Floor Cloakroom

## Offers Over £240,000

- Refurbished Modern Kitchen
- Recently Fitted Bathroom
- Off-Road Parking
- Garage
- Tax Band - D



Occupying a quiet cul-de-sac location in the popular Ightenhill district of Burnley, this four bedroom detached property is immaculately presented and would make an ideal purchase for growing families. Situated close to local schools and a short drive to local amenities and the M65 with travel links to Manchester, Preston and Blackburn.

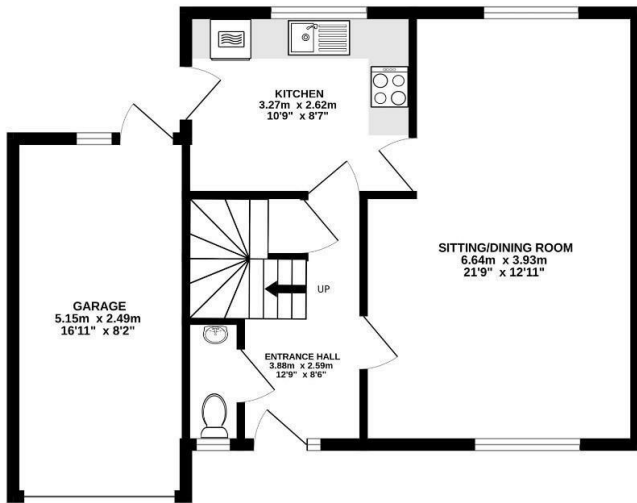
As you enter the property through the front door, you are greeted by a large entrance hallway with a return staircase ascending to the first floor, a useful under stair storage cupboard and two piece cloakroom. To the right of the entrance hallway is a generous through lounge/dining room, boasting dual aspect windows letting in an abundance of natural light and a wall mounted gas fire providing an attractive focal point within the room.

The modern kitchen adjoins the dining room and has recently been fitted with matching wall, base and drawer units in high gloss white, with coordinating work surfaces, stainless steel sink, integrated oven/microwave, hob with overhead extractor fan and a door leading out to the rear garden.

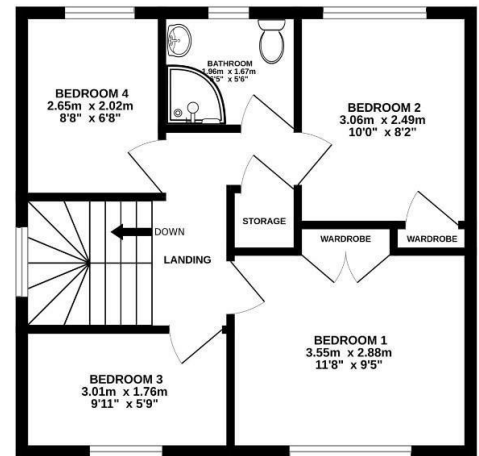
To the first floor, a central landing leads to two double bedrooms, both benefitting from fitted wardrobes, and two single bedrooms. The bathroom houses a three-piece suite comprising a low-level WC, wash basin with vanity unit and shower cubicle.

Externally there is a garden laid to the lawn with a tarmac driveway to the side which leads to an attached garage with an electric door. To the rear is a well tended garden laid mainly to lawn, with patio area, mature plant bedding and shrubbery.

GROUND FLOOR  
53.2 sq.m. (572 sq.ft.) approx.

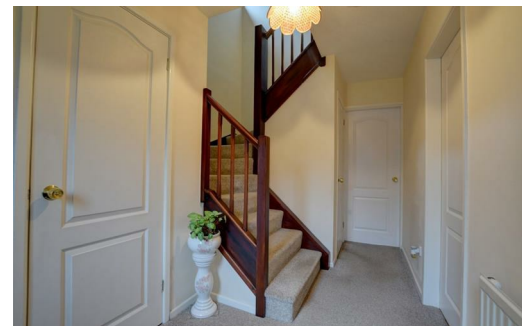


1ST FLOOR  
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 94.0 sq.m. (1012 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 mis-statement. 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.  
Made with Metropix ©2023



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