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Petty  
Real™

1 Greenwood Close  
Burnley  
BB11 4BF



## For Sale

- Semi-Detached
- Two Double Bedrooms
- Patio/Decking Area
- Double Driveway
- Storm Porch

## Offers Over £110,000

- Fitted Kitchen
- Downstairs WC
- NHBC Warranty
- Perfect For First-Time Buyers
- Near To Bus Stops

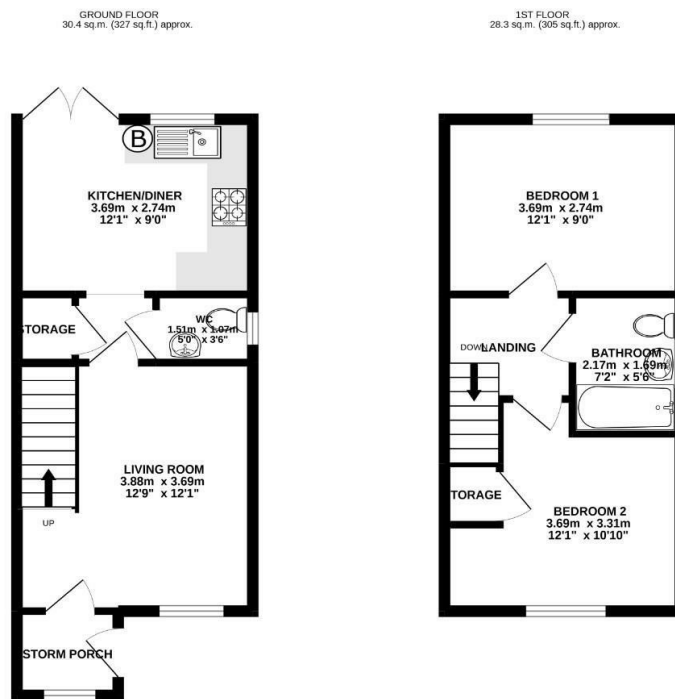


Perfect for a first-time buyer, Two-bed semi-detached house situated on a quiet cul-de-sac on a new estate. Built 5 years ago, the property is modern throughout and situated close to local schools, bus stops, and a short walk into the town centre. The property still has 4-5 years left on the NHBC warranty.

Stepping into the storm porch, this leads into the open, bright living room with the staircase leading to the first floor. To the rear is the kitchen, fitted with matching wall, base, and drawer units with contrasting working surfaces with an integrated electric oven with a gas hob. Patio doors are leading out to the rear patio/decking area. There is a downstairs WC with a hand wash basin in white and a useful understairs storage cupboard.

On the first floor, there are two double bedrooms with one benefitting from a storage cupboard/wardrobe. The bathroom is a three-piece suite in white comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

Externally there is a double driveway top the front with a lawned front garden, side entrance to the rear garden which provides plenty of space with a decking/seating area, and a pebbled garden for easy, low maintenance.



TOTAL FLOOR AREA: 58.7 sq.m. (632 sq.ft.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 Floorplan 62022



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