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Petty
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6 Deerplay Close
Burnley
BB10 2EA



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Semi-Detached
- Three Bedrooms
- Spacious Living Accommodation
- Large Reception Room
- Stunning Views

Auction Guide £125,000

- Double Drive
- Generous Garden
- Cul-De-Sac
- Two Double Bedrooms
- UPVC Double Glazing



A three bedroom semi-detached property situated on a quiet cul-de-sac located in a popular residential area on the outskirts of Burnley, close to accredited schools, Burnley General Hospital and local amenities, this property presents an ideal purchase for first time buyers or a growing family.

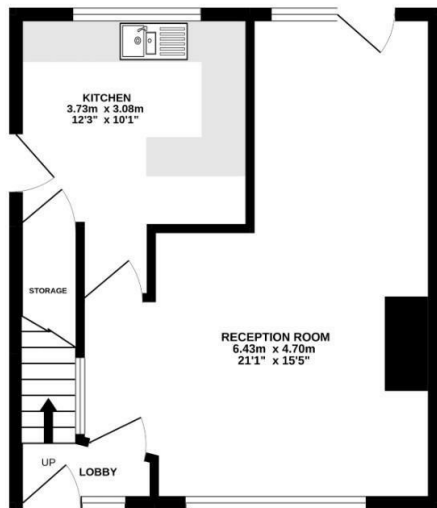
Situated in an elevated position with stunning views, the spacious living accommodation is set over two floors and briefly comprises an entrance lobby with stairs to the first floor and leading into the spacious reception room with a large window picture framing the view beyond and a patio door leading to the large garden to the rear. Adjacent is the kitchen which houses matching wall, base and drawer units with contrasting work surfaces, double bowl stainless steel sink and useful under stair storage cupboard.

To the first floor is a central landing leading to two generous double bedrooms, both with built-in wardrobes, a third single bedroom and bathroom housing a white three piece suite comprising a low level WC with hidden cistern, wash basin with vanity unit and unique bath with overhead shower.

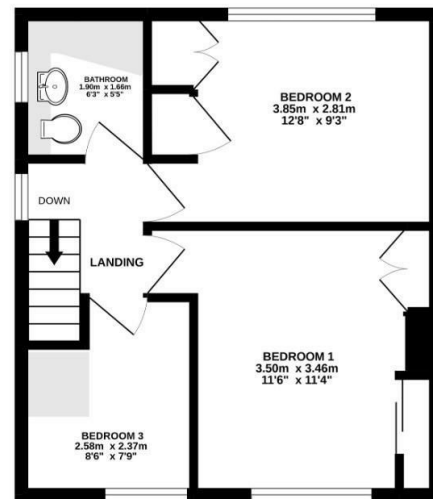
The property benefits from the modern day comforts of UPVC double glazing.

Externally there is a front garden laid to lawn with a double driveway which narrows leading to a large detached garage. To the rear is a tiered garden which is mostly laid to lawn with a patio area.

GROUND FLOOR
34.7 sq.m. (374 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 69.0 sq.m. (742 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.
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