

Because life is

Petty
Real™

79 Marsden Road
Burnley
BB10 2BT



For Sale

Asking Price £250,000

- Three Bedrooms
- Semi-Detached
- Garden Fronted
- Spacious Living Room
- Dining Room

- Modern Kitchen
- Family Bathroom
- Garage
- Ideal For A Family
- Close To Schools



Welcome to your dream home! Nestled in a prime location, this exquisite 3-bedroom semi-detached residence offers an inviting and comfortable lifestyle that effortlessly blends modern convenience with timeless charm.

Step into this expansive and spacious residence that offers ample living space throughout. Upon entry, you'll be greeted by an inviting entrance hall that sets the tone for what awaits within. The spacious living room, adorned with a beautiful bay window, basks in natural light, creating a warm and welcoming ambiance for gatherings or relaxation. Adjacent to the living room is the dining room, perfect for hosting memorable dinners or intimate family meals.

Prepare to be captivated by the modern kitchen, a culinary haven equipped with the latest amenities and sleek finishes. Whether you're an aspiring chef or simply love to cook, this space is designed to inspire your culinary creativity.

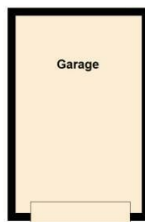
The allure continues outdoors, where the front lawn boasts high-quality astroturf, ensuring a lush and low-maintenance green space all year round. The glass-fronted decking area provides an idyllic spot for soaking up the sunshine or enjoying alfresco dining in style. Two sheds outside provide ample storage space, one with water and one with electricity.

As you step into the rear garden, a patio area beckons for outdoor entertaining, while astroturf offers an additional space ideal for recreation or relaxation. Beyond this, convenient access to the garage at the rear of the property ensures both security and ease for your vehicles or extra storage needs.

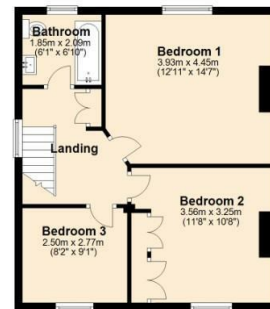
This property isn't just a home; it's a haven meticulously designed for comfort, functionality via built in storage throughout, and enjoyment. Imagine creating cherished memories in every corner of this inviting abode.

Don't miss the opportunity to make this stunning property your own. Contact us today to schedule a viewing and take the first step toward owning your perfect home sweet home!

Ground Floor
Approx. 77.0 sq. metres (828.7 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.4 sq. feet)



Total area: approx. 127.4 sq. metres (1371.1 sq. feet)



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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