

Because life is

Petty  
Real™

3 The Chase  
Burnley  
BB12 0EY



For Sale

£265,000

- 4 Bedrooms
- Detached
- Office
- Living Room
- Dining Room

- Spacious Kitchen
- Utility
- Downstairs W/C
- Drive And Garage
- EPC Rated D



Welcome to your dream family home in the heart of the highly sought-after Ightenhill area! This meticulously presented and incredibly spacious residence is perfect for a growing family, offering a harmonious blend of comfort, convenience, and style.

Situated within easy reach of excellent local primary schools, picturesque open countryside, the bustling town center, and a seamless connection to the motorway network.

Entering through the porch and into the hall, to the right you are greeted by a warm and inviting living room, setting the tone for the entire property. The dining room provides a perfect space for family gatherings and entertaining guests, while a third reception room offers versatility as an office or study room, accommodating the demands of modern living.

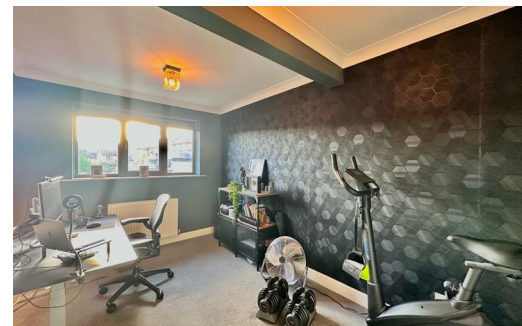
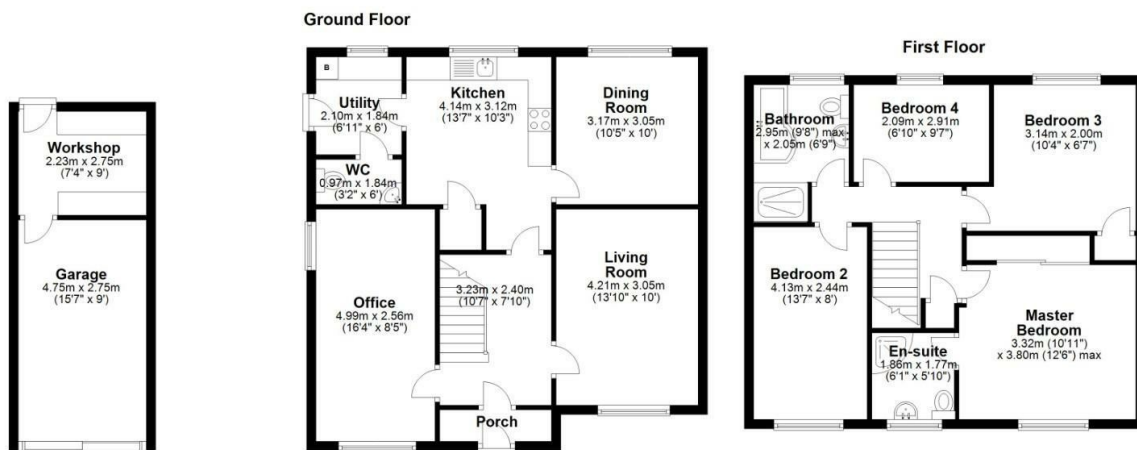
The well-equipped kitchen is a haven for any aspiring chef, and a separate utility room adds practicality to your daily routine. Convenience is further enhanced with a ground floor WC, ensuring ease and accessibility for all family members and visitors.

Venturing to the first floor, discover a spacious master bedroom with an ensuite shower room, providing a private retreat for parents. Three additional generously sized bedrooms and a well-appointed family bathroom complete the upper level, offering ample space for everyone.

Step outside into the expansive rear garden, a haven for outdoor activities and family fun. A garage located to the side/rear provides secure parking and additional storage, complementing the practicality of this exceptional property.

Benefiting from gas central heating and double glazing throughout, this home ensures year-round comfort and energy efficiency. Embrace the warmth and coziness of a family home that combines modern amenities with timeless charm.

Don't miss the opportunity to make this property your forever home – a place where cherished memories are made.



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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