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17 Extwistle Road  
Worsthorne  
Burnley BB10 3PX

£185,000



### Key Features:

- Extended Three Bedroom Home
- Ent Hall & Pleasant Lounge
- Two Double Bedrooms
- Stylish Modern Family Bathroom
- Walking Distance Of Amenities
- Popular Village Location
- Open Plan Living Kitchen
- Third Single Bedroom
- Landscaped Rear Garden
- Early Viewing Imperative

Tenure:

EPC Rating: C

Council Tax Band:

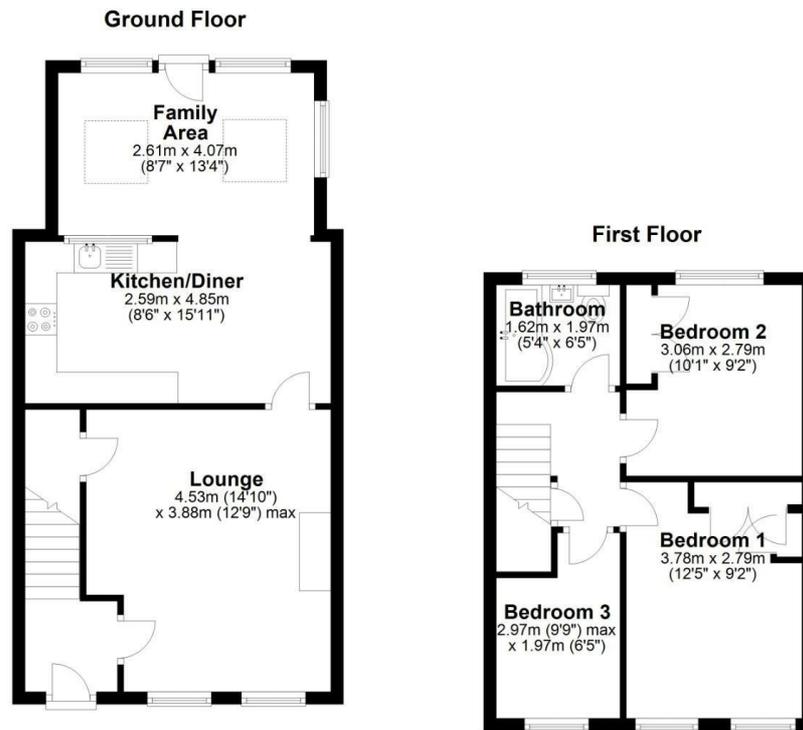


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# 3 BEDROOM House - Terraced



## Main Description:

Situated in the heart of the highly sought after village of Worsthorne this extended three bedroomed family home is perfectly positioned being with a short walk of all village amenities including village store, public houses and Worsthorne primary school.

The stylish accommodation is arranged over two floors and comprises of a entrance hall with a straight flight stair case ascending to the first floor. The lounge is positioned to the front and served by two windows which floods the room with natural light there is useful understairs storage.

To the rear is a dining kitchen which houses a wrap around arrangement of cabinetry finished in gloss black with contrasting working surfaces appliances consist of an integrated oven, hob, extractor and washing machine. There is ample space for dining. The family room extension to the rear provides additional open plan living reflecting today's modern family requirements.

On the first floor there are three bedrooms consisting of two double bedrooms both with fitted wardrobes and a third single bedroom. There is a useful storage cupboard on the landing which houses the boiler which we are informed is approximately 12 months old.

The family bathroom has recently been ungraded and houses a stylish three piece suite in white consisting of a low level W.C, vanity hand wash basin, panelled shower bath with a glazed screen and a chrome mixer shower over contrasting fully tiled walls is grey provide a stylish and practical finish.

Externally to the front a grassed area with paved pathways. To the rear the garden has been landscaped with a central pathway and low maintenance artificial grassed areas to either side there are two decked patio areas at the bottom of the garden and at the head of the garden is a additional patio currently utilised as a child's play area. The is a single garage with a manually operated up and over door.

Early viewing is imperative given the popularity of Worsthorne.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property