

Because life is

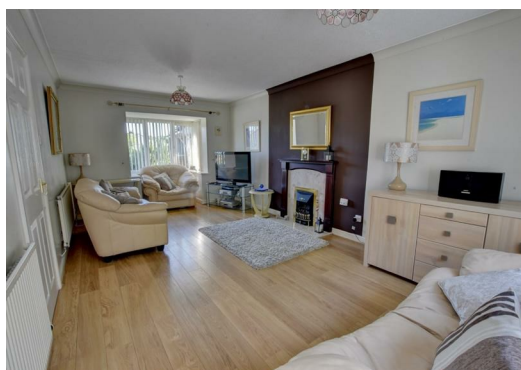
Petty
Real™

For
Sale



12 Longridge Heath
Brierfield BB9 0YE

£175,000



Occupying a quiet cul-de-sac setting this four bedroomed detached home presents the ideal purchase for the growing family. Conveniently situated on the fringe of Brierfield & Burnley with easy access to local bus routes and the M65 motorway.

Key Features:

- 4 Bedroom Detached
- Spacious Lounge
- Ensuite To Master
- Single Garage
- Ideal Family Purchase
- Quiet Cul-de-sac Location
- Kitchen & Dining Room
- Lawned Garden To Rear
- UPVC DG & GFCH
- 360 Virtual Tour

Tenure: Freehold

EPC Rating: G

Council Tax Band:



26 Manchester Road, Burnley, Lancashire, BB11 1HH

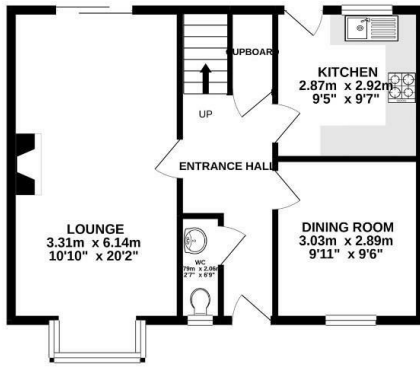
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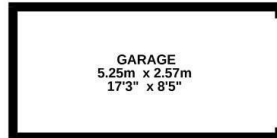
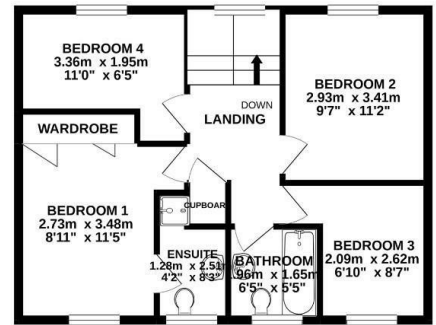
www.pettyreal.co.uk

4 BEDROOM House - Detached

GROUND FLOOR
63.5 sq.m. (683 sq.ft.) approx.



1ST FLOOR
49.3 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA: 112.8 sq.m. (1214 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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Main Description:

Occupying a quiet cul-de-sac setting this four bedroomed detached home presents the ideal purchase for the growing family. Conveniently situated on the fringe of Briefield & Burnley with easy access to local bus routes and the M65 motorway.

The living accommodation is arranged over two floors and comprises on the ground floor of an central entrance hallway with useful under stairs storage and two piece cloakroom.

The lounge is particularly spacious and can house a large amount of furniture and a feature bay window and sliding patio doors infuse the room with an abundance of natural light. The fully fitted kitchen is positioned to the rear of the property and formal dining completes the ground floor accommodation.

On the first floor and four bedrooms the master bedroom has the added benefits of a three piece shower room and there is also a three piece family bathroom.

Externally to the front is a shared driveway leading to a single garage and a lawned garden with steps to the front entrance door. The garden area to the rear is predominantly laid to lawn with established borders and secure timber fencing.



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