

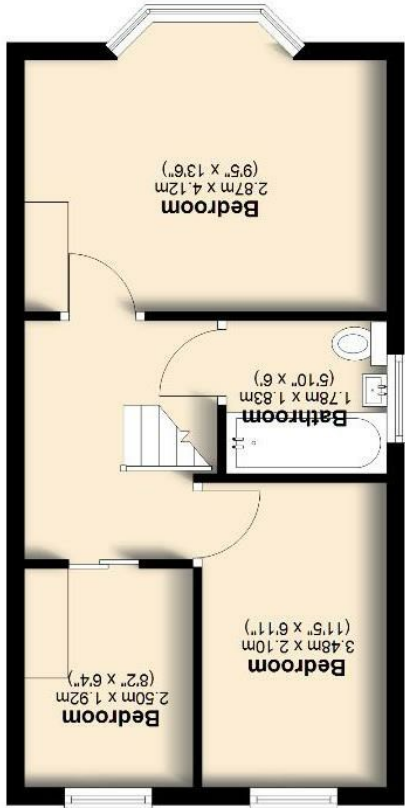


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and 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.

### Lindale Crescent, Burnley

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

Total area: approx. 84.7 sq. metres (911.4 sq. feet)



First Floor  
Approx. 34.5 sq. metres (371.6 sq. feet)



Ground Floor  
Approx. 50.1 sq. metres (539.8 sq. feet)



## Offers In The Region Of £155,000

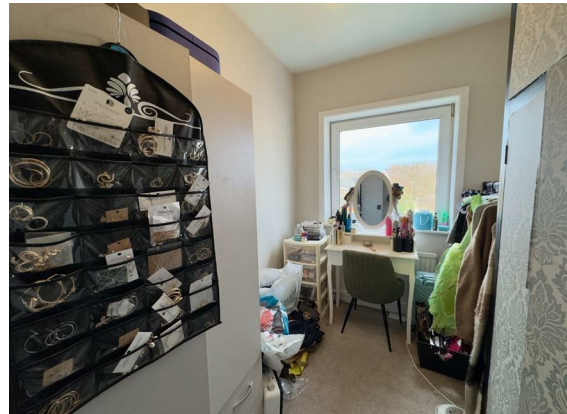


1 Lindale Crescent

Burnley  
BB10 1EX



Council Tax Band: C



Petty Real are delighted to present to the market this well-proportioned three-bedroom semi-detached home, ideally located on the sought-after Lindale Crescent in Burnley. Offering generous living space throughout, the property features a spacious reception room and a modern kitchen dining area to the rear, perfect for both everyday family life and entertaining. The ground floor further benefits from a convenient utility room and a downstairs W/C.

Externally, the property boasts a private, enclosed rear garden—ideal for hosting family and friends—while to the front, off-road parking provides added convenience. Situated just off Colne Road, the home enjoys excellent access to a range of local amenities, schools, and transport links.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

### Property Description

Entering the property via the front door, you are welcomed into an entrance vestibule (1.30m x 1.17m), with a convenient downstairs W/C (1.33m x 1.38m) located to the front. This leads through into an open entrance hall (2.19m x 1.80m), providing access to the main living areas.

Positioned at the front of the property, the main reception room (4.13m x 3.83m) is a bright and spacious area, enhanced by a large front-facing window that allows plenty of natural light to fill the room. There is ample space here for a variety of freestanding furniture arrangements, making it an ideal setting for relaxing or entertaining.

To the rear, a second reception room (3.04m x 3.49m) offers a versatile space, perfectly suited as a dining room thanks to its seamless connection to the kitchen. The kitchen (2.33m x 2.46m) is well laid out with work surfaces on all sides, complemented by wall and base units providing excellent storage. The sink is positioned beneath a rear-facing window, while the hob and oven are located along the right-hand wall. Leading from the dining room is a useful utility area/lean-to (2.66m x 2.15m), currently accommodating a washing machine and dryer.

To the first floor, the master bedroom (4.12m x 2.87m) is situated at the front of the property and offers generous proportions, comfortably accommodating a large bed, wardrobes, and additional furniture. A large window ensures the room is filled with natural light. The family bathroom (1.83m x 1.78m) is located adjacent and comprises a modern three-piece suite, including a walk-in shower, wash basin, and WC.

Across the landing, bedroom three (1.92m x 2.50m) provides a flexible space, ideal for use as a child's bedroom or home office. Bedroom two (2.10m x 3.48m), positioned alongside, is a well-sized room suitable for a child or teenager.

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