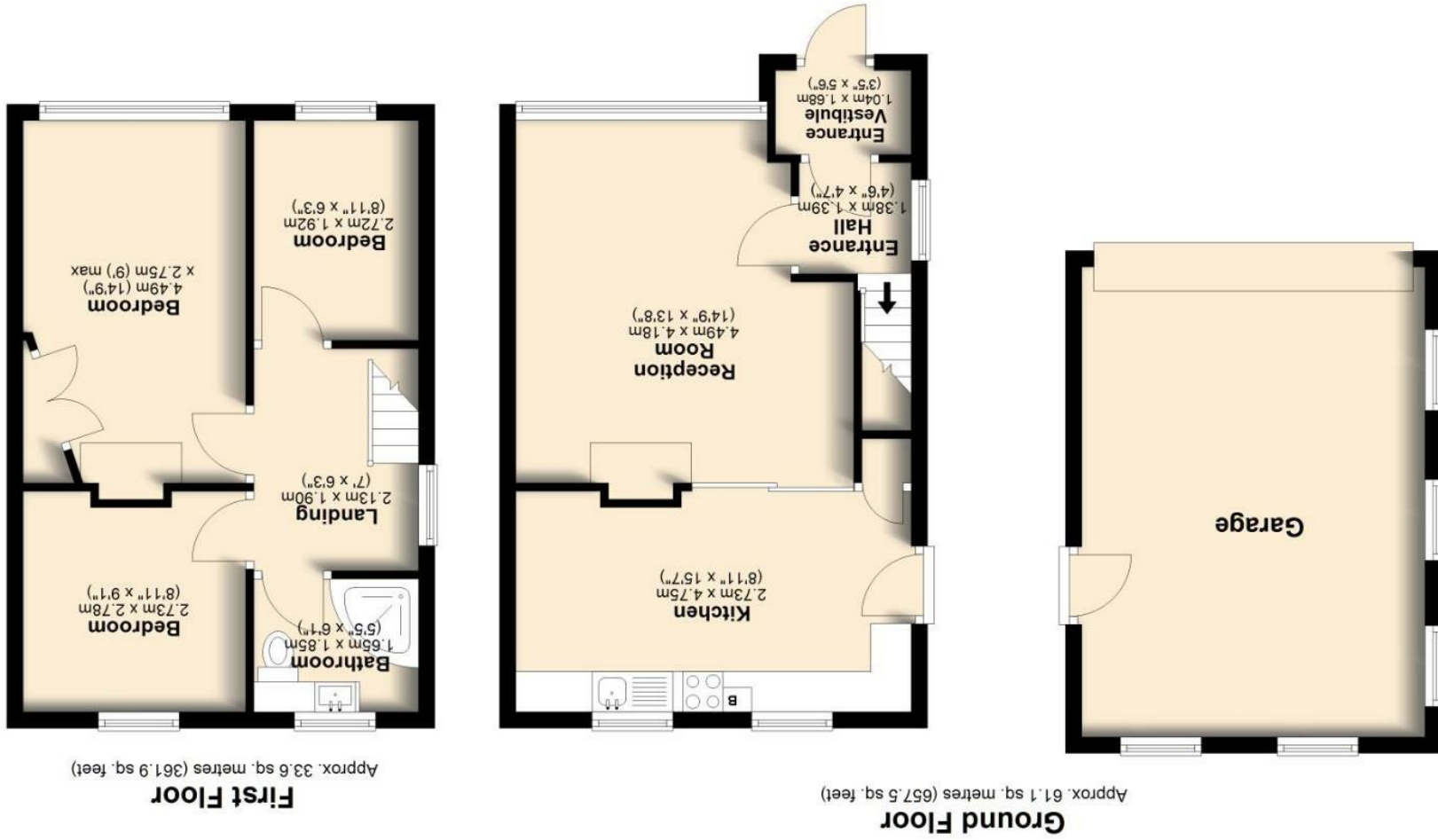




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Thirlmere Road, Burnley

Total area: approx. 94.7 sq. metres (1019.4 sq. feet)
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanLP.



Asking Price £159,950



10 Thirlmere Road
Burnley
BB10 4HT



Council Tax Band: B



Petty Real are delighted to present to the market this spacious three-bedroom semi-detached property on Thirlmere Road, Burnley, offering fantastic potential for modernisation and personalisation. Set across two floors, the accommodation comprises a generous reception room and kitchen to the ground floor, with three well-proportioned bedrooms and a family bathroom to the first floor.

Externally, the property benefits from both front and rear gardens, off-road parking to the front, and a detached garage—ideal for secure parking or additional storage.

Situated just a short distance from Burnley Town Centre and close to Burnley Football Club, this property is perfectly positioned for convenient access to local amenities, transport links, and leisure facilities. An excellent opportunity for buyers looking to create a home tailored to their own taste—early viewing is highly recommended to fully appreciate the potential on offer. Contact Petty Real today to arrange your viewing.

Property Description

Entering the property via the front door, you are welcomed into an entrance vestibule (1.68m x 1.04m), leading through to the entrance hall (1.39m x 1.38m), providing access to the main living accommodation.

Positioned at the front of the property, the first reception room (3.77m x 4.49m) is a bright and spacious area, enhanced by a large front-facing window allowing an abundance of natural light. This room offers ample space for a variety of freestanding furniture arrangements and would ideally serve as the primary living area.

To the rear, the kitchen (4.75m x 2.73m) provides generous worktop space along the rear wall. The sink is situated beneath a window to the right-hand side, with the hob positioned to the left, and the boiler conveniently located above between two windows on the external wall. A side door from the kitchen offers direct access to the detached garage, adding practicality and convenience.

To the first floor, the master bedroom (2.75m x 4.52m) is located at the front of the property and is a well-proportioned room, comfortably accommodating a large bed, bedside furniture, and wardrobes. A large window ensures the space is filled with natural light, creating a bright and airy atmosphere.

Also positioned at the front is bedroom three (1.92m x 2.72m), a versatile space ideal for use as a child's bedroom, home office, or guest room.

To the rear, bedroom two (2.78m x 2.73m) offers a generous space suitable for a child or teenager, with plenty of room for freestanding furniture.

Completing the first floor is the family bathroom (1.85m x 1.65m), fitted with a modern three-piece suite comprising a walk-in shower, WC, and a combined sink and vanity unit with additional storage.

View more about this property online....

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