

Because life is

Petty
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Mayfield, 1 The Crescent
Burnley
BB10 2LX



For Sale

Asking Price £495,000

- Substantial Seven Bedroom Semi Detached Property.
- Situated Within A Highly Sought After Location.
- Two Exceptional Reception Rooms With Log Burners.
- Kitchen With Ample Counter Space & Central Island.
- Two Family Bathrooms: Groundfloor & First Floor.

- Stunning Shallow Staircase With Feature Stain Glass Window!
- First Floor Bedrooms (1-5) All Boast Ample Integrated Wardrobe Storage.
- Second Floor With Two More Bedrooms And Flexible Space.
- Exceptional Plot With Wrap Around Garden Space.
- Freehold | Council Tax Band: F (Pendle) | EPC Rating: D.



Petty Real are delighted to present for sale this truly exceptional seven-bedroom semi-detached home, situated on the highly sought-after The Crescent in Burnley. This remarkable property offers an abundance of space, character, and versatility — a rare opportunity for discerning buyers seeking a substantial family home in one of Burnley's most desirable locations.

Upon entering, you are welcomed by a bright and open lobby area that sets the tone for the rest of the home. To the left lies the first reception room, a generous and elegant space featuring dual-aspect windows that flood the room with natural light. A striking fireplace with a log-burning stove creates a warm and inviting focal point.

Across the hallway is a second reception room, ideal as a formal lounge or dining space, complete with its own log burner — perfect for cosy evenings. The impressive kitchen is designed for both style and functionality, boasting a U-shaped layout with extensive storage, a central island with breakfast bar, and a separate pantry and utility room for added convenience.

The ground floor also benefits from a modern family bathroom fitted with a three-piece suite including a walk-in shower.

Ascending the gentle staircase, you'll find a spacious dropped-landing bedroom — ideal for guests or children — followed by four further double bedrooms, all with integrated storage and plenty of natural light. A stylish family bathroom with bath, overhead shower, wash basin and WC completes the first floor.

The second floor offers two additional bedrooms and a versatile workspace, perfect for a home office or creative studio.

This stunning residence blends period charm with modern comforts, providing flexible living for the growing family. An exceptional property and an opportunity not to be missed. Early viewing is highly recommended.



The Crescent, Burnley



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