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Petty  
Real™

For  
Sale



4 Douglas Road  
Briercliffe  
Burnley BB10 2JQ

£140,000



### Key Features:

- Superb 3 Bedroom Property
- Modern Fitted Dining Kitchen
- Fitted Furniture To All Bedrooms
- Two Car Drive
- Internal Viewing Essential
- Lounge & Conservatory
- Utility, Cloakroom & Storage
- Generous Private Rear Garden
- FTB, Families & Downsizers
- Petty 360 Virtual Tour

Tenure: Freehold  
EPC Rating: D  
Council Tax Band:



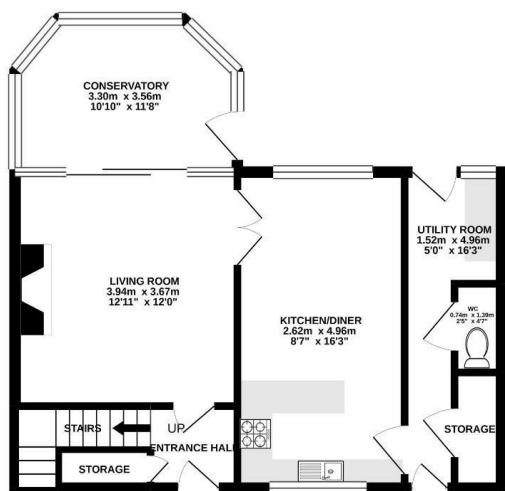
26 Manchester Road, Burnley, Lancashire, BB11 1HH  
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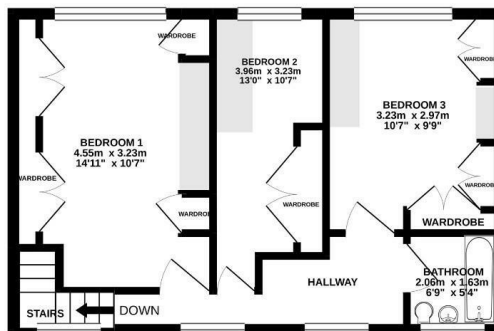
www.pettyreal.co.uk

# 3 BEDROOM House - Terraced

GROUND FLOOR  
44.8 sq.m. (482 sq.ft.) approx.



1ST FLOOR  
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 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:

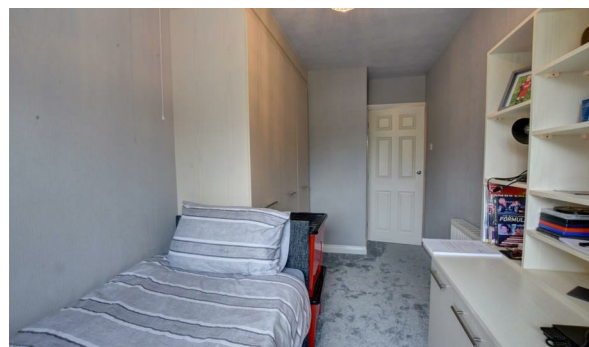
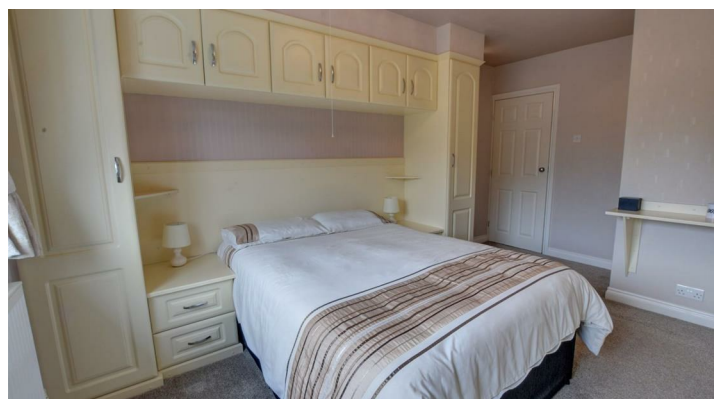
Positioned in the popular Briercliffe district Burnley within comfortable walking distance of numerous amenities on the fringe of open countryside this fabulous property provides an ideal purchase for numerous buyers including first time buyers, young families or potential downsizers. The property has been extensively modernised by the current owners to the high standard we see today.

Entering the property to the ground floor you are greeted by a light and airy hallway with a return staircase ascending to the first floor complete with useful understairs storage. The lounge is positioned to the rear of the property complete with a modern feature fireplace which houses a coal effect living flame gas fire providing an attractive focal point. Sliding patio doors lead through to the conservatory extension which infuses the room with an abundance of natural light which provides additional flexible living space.

The modern fully fitted kitchen houses a modern arrangement of matching wall base and drawer units complete with glazed display cabinets and ample space for dining. Accessed from the kitchen is the utility room complete with useful storage and a cloakroom housing a low level WC.

On the first floor are three bedrooms consisting of two doubles and a single complete with high quality fitted furniture. The family bathroom houses a modern 3 piece suite in white consisting of a low level WC, pedestal hand wash basin, curved shower bath with glazed screen together with attractive tiled splash backs.

Externally to the front the garden is laid to lawn complete with a private driveway providing off-road parking for up to 2 cars. To the rear the garden is generous comprising a patio, garden, secure boundary fencing and a timber storage shed.



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