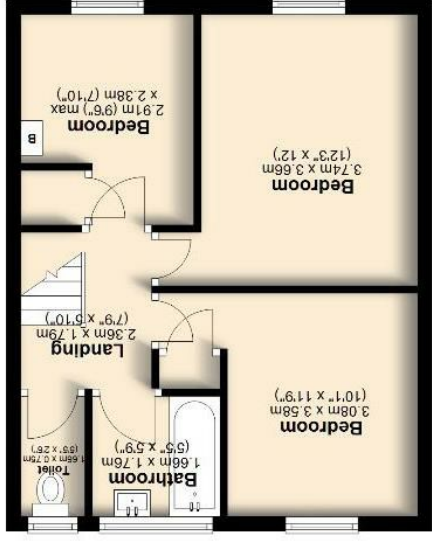




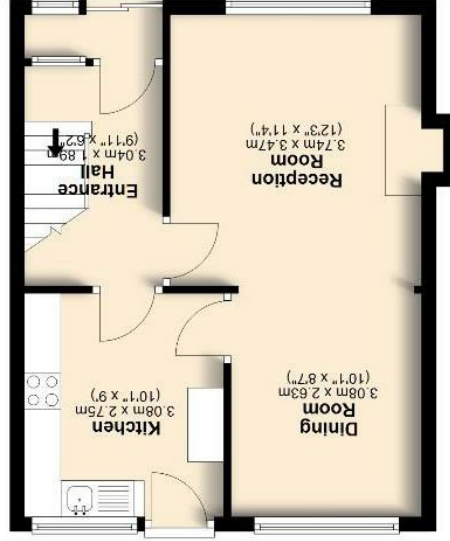
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Linton Drive, Burnley

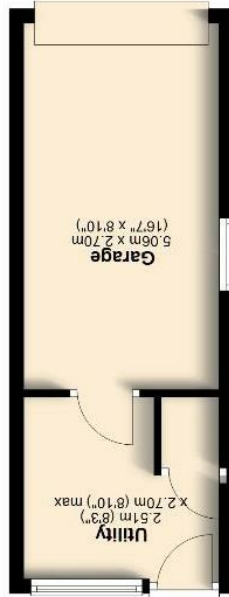
Total area: approx. 97.0 sq. metres (1044.6 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



First Floor
Approx. 38.2 sq. metres (411.4 sq. feet)



Ground Floor
Approx. 58.8 sq. metres (633.2 sq. feet)



Asking Price £180,000



7 Linton Drive

Burnley
BB11 4QT



Council Tax Band: C



Petty Real are delighted to present to the market this three-bedroom semi-detached home on Linton Drive, Burnley, offered for sale with no onward chain delay. Requiring some modernisation, this property presents an excellent opportunity for buyers looking to put their own stamp on their next home.

The accommodation briefly comprises two well-proportioned reception rooms and a separate kitchen to the ground floor. To the first floor, there are three bedrooms, a family bathroom, and a separate WC. The property has also recently benefited from the installation of a highly regarded Worcester boiler.

Externally, the home offers gardens to both the front and rear, off-road parking, and the added benefit of a detached garage with adjoining utility space.

Conveniently located just a short drive from Burnley town centre, the property enjoys easy access to a range of local amenities, well-regarded schools, and excellent transport links.

Early viewing is highly recommended—contact our office today to arrange yours.

Property Description

Detailed Accommodation

Entering the property via the front door, you are welcomed into the entrance vestibule (1.92m x 0.77m), providing a practical space for storing coats and shoes before stepping into the main home.

A second door leads into the entrance hall (1.89m x 3.04m), which gives access to the first-floor staircase positioned to the right, the main reception room to the left, and the kitchen located to the rear.

The living room (3.47m x 3.74m) is situated at the front of the property and offers a generous amount of space for a range of freestanding furniture, including sofas, a television unit, coffee table, and additional furnishings, making it an ideal space to relax and unwind.

Leading through to the rear is the dining room (2.63m x 3.08m), overlooking the rear garden. This well-proportioned space comfortably accommodates a dining table and chairs, making it perfect for family meals, entertaining guests, or hosting special occasions. Its position adjacent to the kitchen adds further convenience.

The kitchen (2.75m x 3.41m) is fitted with work surfaces and storage units, with the sink positioned beneath the rear-facing window enjoying views over the garden. Additional wall and base units provide useful storage, with space available for a freestanding cooker.

To the first floor, the landing provides access to all bedrooms and bathroom facilities.

The master bedroom (3.57m x 3.83m) is positioned at the front of the property and is a spacious double room, offering ample space for a large bed, bedside furniture, wardrobes, and additional storage.

Also located at the front is bedroom three (2.36m x 2.94m), a versatile room ideal as a child's bedroom, nursery, home office, or dressing room. This room also benefits from useful over-stairs storage and houses the recently installed Worcester boiler.

To the rear is bedroom two (3.58m x 3.25m), another well-sized bedroom with integrated storage behind the entrance door, making it an ideal room for a growing child, guest accommodation, or additional workspace.

The family bathroom (1.83m x 1.68m) comprises a two-piece suite, including a bath with overhead shower and wash hand basin. Adjacent is a separate WC (0.75m x 1.66m), providing added practicality for family living.

Externally, the property continues to impress with gardens to both the front and rear, along with off-road parking. There is also a detached garage (2.70m x 5.06m), offering excellent storage or secure parking options. To the rear of the garage is a useful utility room (2.70m x 2.51m), providing an ideal space for laundry appliances, additional storage, or workshop use.

This property presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes, all while benefiting from generous living accommodation, practical outdoor space, and no onward chain delay.

View more about this property online....

www.pettyreal.co.uk

@PettyEstAgents

/pettyestateagents