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Sale



10 Greenbrook Close  
Burnley BB12 6PE

£200,000



### Key Features:

- Semi-Detached
- Stunning Fitted Kitchen
- Underfloor Heating
- Home Bar
- Timber Garage
- Three-Bedrooms
- Conservatory
- Huge Garden With Decking
- Driveway For Multiple Cars
- Perfect Family Home

Tenure:

EPC Rating:

Council Tax Band:

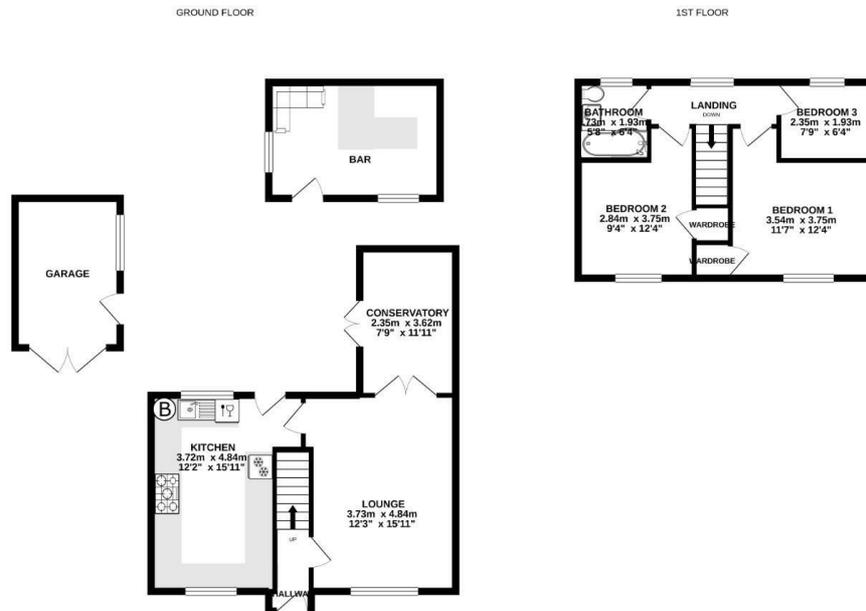


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# 3 BEDROOM House - Semi-Detached



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in this 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:

Perfect family home located in the highly sought-after area of Lowerhouse. Three-bed semi-detached on a quiet cul-de-sac. Close to local schools, bus stops, and local amenities.

Entering the property into the entrance vestibule provides access to the first floor or the living room which is a grand size, and leads via the patio doors into the conservatory which benefits from underfloor heating and bi-folding doors leading onto the outside decking.

The kitchen runs the length of the property and is fitted with matching wall, base, and drawer units in a white high gloss with a range of appliances such as a dishwasher, fridge/freezer, stainless steel sink/drainer, and a five-ring gas range. There is also useful understairs storage and a stable door leading to the back garden.

On the first floor, there are two double bedrooms both with a wardrobe cupboard. There is a generous-sized bedroom overlooking the garden. The family bathroom comprises a low-level WC, cabinet hand wash basin, and a P-shaped paneled bath with an overhead mixer shower and spotlights.

Externally there is a driveway for three cars to the front which has been tarmacked and leads to the wooden garage to the side of the property. To the rear, there is a decking area with an astroturfed lawn with a water feature in the corner. The rear garden has spotlights around the outside of the garden providing plenty of lighting. The bar has been built from timber and has plenty insulation and is fitted with seating, counter, and electrics inside providing the family with the perfect space for entertaining guests.



**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