

Because life is

PettyTM
Real

477 Brunshaw Road
Burnley
BB10 3JB



For Sale

- Mid-Terrace.
- Three Bedrooms.
- Two Reception Rooms.
- Extended Kitchen.
- Stunning Family Bathroom.

Asking Price £177,500

- Driveway At The Front Of The Property.
- Great Links To Burnley Town Centre & Local Schools.
- Council Tax Band: B.
- EPC Rating: C.
- Freehold.



Welcome to Brunshaw Road, Burnley—a spacious three-bedroom mid-terrace property ideal for those looking to upsize and find their next family home. With generous living areas, modern features, and a convenient layout, this property offers plenty of room for comfortable family living.

Upon entering, you are welcomed into the first reception room, currently used as the dining room. This room offers ample space to accommodate a large dining table and additional freestanding furniture, making it perfect for family meals or entertaining guests. Moving through to the second reception room, which serves as the primary living area, you'll find a cosy space ideal for relaxing nights in front of the TV or enjoying the warmth of the fireplace.

The kitchen is modern and well-equipped, featuring plenty of storage and counter space, along with an integrated oven and fridge freezer. Its functional layout ensures easy meal preparation and makes it a hub for everyday cooking.

Heading upstairs, the master bedroom overlooks the front of the property and offers vast space for freestanding wardrobes, storage units, a bed, and bedside tables. This room provides a comfortable and spacious retreat. Toward the rear of the property, you'll find two additional bedrooms, both perfect as children's rooms, guest bedrooms, or home office spaces, offering flexibility to suit your needs.

The family bathroom is a beautifully modern space, featuring a large walk-in shower, toilet, and sink. The bathroom also boasts sensor-activated lighting, adding a touch of convenience and luxury to your daily routine.

At the rear, the property has a tiered garden, providing a lovely outdoor area for hosting, relaxing, or enjoying some fresh air. Additionally, the property benefits from a driveway, offering secure parking and alleviating any concerns about finding a parking spot.



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Brunshaw Road, Burnley



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk