

Because life is

PettyTM
Real

32 Lower Mead Drive
Burnley
BB12 0ED



For Sale

- Three Bedroom Semi Detached Home!
- Stunning Open Plan Reception Dining Kitchen Space.
- Three Piece Family Bathroom.
- Rear Reception Room Extension.
- Private Rear Garden - Perfect For Entertaining.

Offers In The Region Of £215,000

- Detached Garage & Multi Car Driveway.
- Great Location & Major Road Links Nearby.
- Council Tax Band: C.
- EPC Rating: D.
- Freehold.



Petty Real are delighted to present this superb three-bedroom semi-detached home on Lower Mead Drive, Burnley – an ideal step up for growing families seeking versatile living space both inside and out.

Upon entering, you're welcomed into a bright hallway leading to the main reception room. This inviting space is currently arranged with the TV mounted on the chimney breast, flanked by fitted cabinets, with plenty of room for various seating layouts – a perfect setting for relaxing evenings.

Flowing through, the open-plan kitchen and dining area offers generous countertop space along the rear and side walls, with a side door for convenient outdoor access. The kitchen is well-equipped with integrated fridge freezer and dishwasher, ideal for modern family life.

To the rear, a further reception space enhances the downstairs living area – currently linking indoor and outdoor life, this flexible room would also work beautifully as a home office or playroom. The ground floor enjoys an abundance of natural light thanks to large windows throughout.

Upstairs, the master bedroom and second bedroom are similar in size and both feature built-in wardrobes and large windows providing ample daylight. The third bedroom, located at the front, is ideal as a nursery, guest room or study. The family bathroom is positioned to the rear and includes a bath with overhead shower, WC, and wash basin.

Externally, the property offers a detached garage with gated parking in front and further driveway space. The generous rear garden is a true highlight – featuring a patio area leading to a stylish outdoor bar, additional patio to the side, lawn space, and a charming pond – perfect for entertaining or gardening enthusiasts.

Tenure: Freehold
EPC Rating: D
Council Tax Band: C



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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.

Lower Mead Drive, 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