



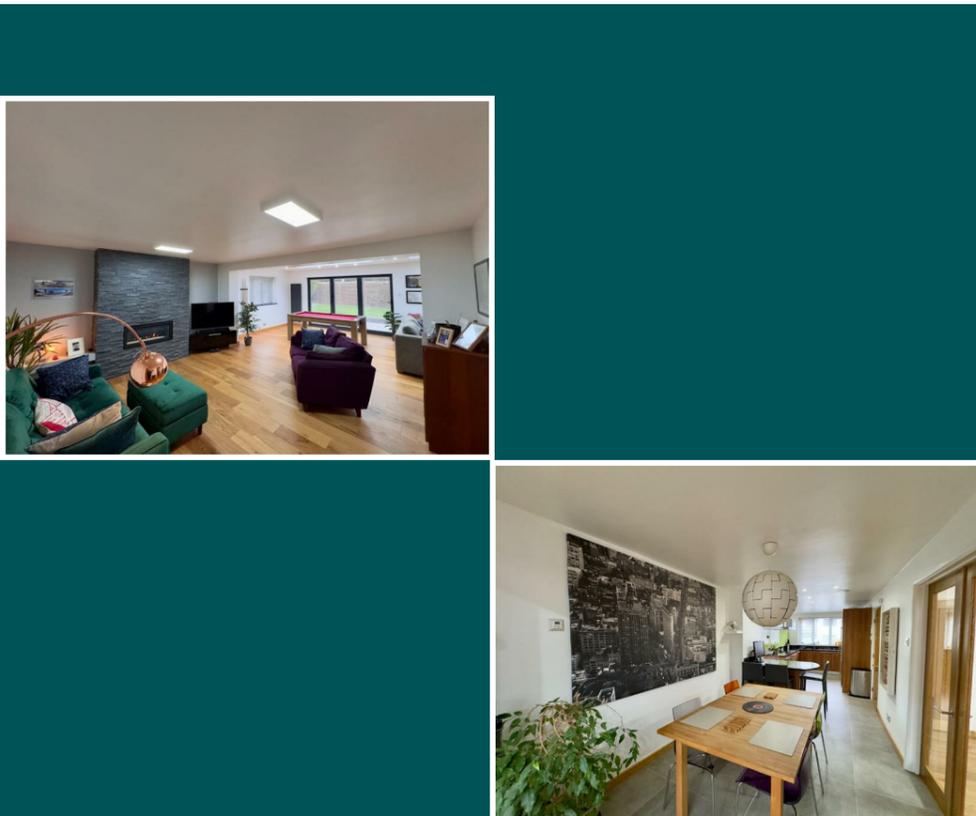
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Easedale Close, Burnley

Total area: approx. 161.8 sq. metres (1741.1 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using Planip.



Offers Over £425,000



10 Easedale Close

Burnley
BB12 8TR



Council Tax Band: E



Petty Real are delighted to present for sale this substantial four-bedroom detached family home, ideally positioned on the sought-after Easedale Close in the heart of the highly desirable Ightenhill area of Burnley. Nestled within a quiet cul-de-sac, the property offers excellent off-road parking to the front, complete with the added benefit of an EV charger. To the rear, a private enclosed garden provides the perfect space for children to play and for entertaining family and friends. Ideally suited for families, the home is conveniently located within the catchment area of highly regarded local primary and secondary schools. Early viewing is highly recommended, as properties of this calibre rarely remain on the market for long.

Property Description

Upon entering the property through the front door, you are welcomed into a spacious entrance hall (2.33m x 3.20m), providing access to all ground floor accommodation. Located to the left is a convenient downstairs W/C (0.95m x 1.32m), comprising a wash basin and low-level toilet. Adjacent to this is internal access to the integral garage (5.05m x 5.44m), which benefits from recently installed electric doors (within the last 2–3 years) and a further door leading out to the rear garden.

Positioned at the end of the hallway is the main reception room (4.91m x 3.93m), a generous and versatile living space featuring high-quality engineered oak flooring, solid oak skirting boards, and a remote-controlled Gazco gas fire with a living flame effect, offering both style and efficient temperature control.

To the rear, the property has been significantly enhanced by a stunning lounge extension (7.57m x 3.63m) spanning the full width of the home. This impressive space continues the engineered oak flooring and solid oak finishes, and is flooded with natural light via two roof lanterns (fitted with motorised blinds.) Bi-folding doors with integrated blinds, along with an additional access door, create a seamless connection between indoor and outdoor living—ideal for entertaining family and friends.

The kitchen (2.53m x 4.92m) is located to the front of the property and is fitted with a range of wall and base units, offering ample worktop space across three sides. Integrated appliances include a dishwasher, main oven and second oven with microwave, fridge freezer & halogen hob. Open plan to the kitchen is the dining room (2.57m x 3.32m), perfectly suited for family dining and entertaining. Both the kitchen and dining area benefit from electronically controlled underfloor heating.

To the first floor, bedroom four (2.41m x 2.12m) is positioned at the front of the property and is currently utilised as a home office, offering flexibility as a guest room or child's bedroom. Bedroom three (2.83m x 3.92m), also located at the front, is a well-proportioned room ideal for a growing family, with space for a bed and additional furnishings. Both bedrooms benefit from the continuation of the engineered oak flooring.

Centrally located is the family bathroom (2.17m x 2.11m), comprising a three-piece suite including a whirlpool bath with overhead shower, wash basin, and low-level toilet.

To the rear of the property is bedroom two (3.48m x 3.12m), a spacious double room ideal for a teenager or guest accommodation, offering ample space for bedroom furniture. The master bedroom (4.04m x 3.12m), also located to the rear, is a generous and well-appointed room with space for freestanding furniture. This room further benefits from a private en-suite (2.00m x 1.80m), fitted with a walk-in shower, wash basin, and low-level toilet—providing a peaceful retreat away from the main family bathroom.

Externally, the property is complemented by a private enclosed rear garden, ideal for families and outdoor entertaining. Additionally, the home benefits from full fibre broadband, installed within the last 12–16 months, ensuring excellent connectivity for modern living.

View more about this property online....

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