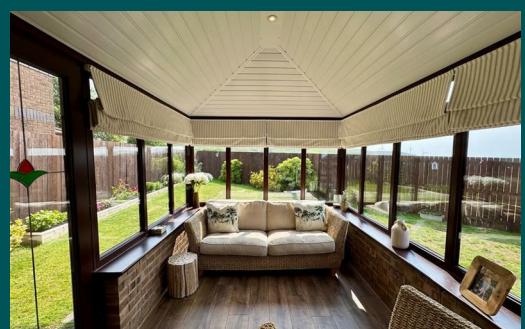


Because life is

Petty<sup>TM</sup>  
Real

28 Buttercross Close  
Burnley  
BB11 5HB



## For Sale

- Perfect Detached Family Home!
- Located On A Desirable Quiet Cul-De-Sac.
- Three Bedrooms - Master Bedroom With En-Suite.
- Cosy Reception Room.
- Large Kitchen With Dining Area.

## Offers In The Region Of £279,950

- Conservatory To Rear.
- Garage & Off Road Parking.
- EPC Rating:
- Council Tax Band: C.
- Freehold.



Petty Real are delighted to present for sale this superb detached property on Buttercross Close, Burnley. Positioned on a generous corner plot, this well-maintained family home offers spacious accommodation both inside and out.

Upon entering, you're welcomed by a convenient downstairs W/C with toilet and basin. To the right, the spacious reception room provides flexibility for various furniture layouts, featuring a large window to the front which floods the room with natural light.

The kitchen/dining area is well-appointed with ample counter space, integrated hob, grill, and oven, along with room for a freestanding fridge freezer. The sink is ideally placed in front of a window looking out to the garden. The kitchen also benefits from understairs storage and opens into the conservatory through sliding doors. The conservatory is a bright and relaxing space, perfect for year-round enjoyment and overlooks the private, enclosed rear garden.

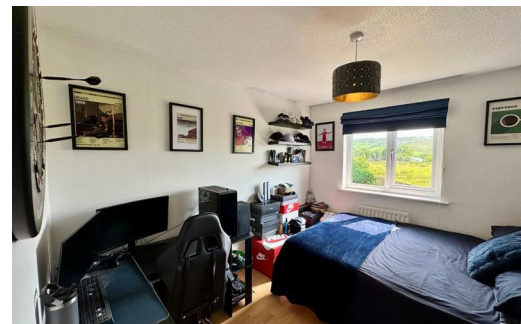
Upstairs, the master bedroom is a standout feature with a charming bay window, built-in double wardrobes, and a private vanity area with a sink and shower. Two further bedrooms offer excellent versatility—ideal for children, guests, or a home office. A modern family bathroom completes the first floor, comprising a bath with overhead shower, WC, and basin.

Bedroom three offers access to a large, fully boarded attic with shelving and wooden ladder—an excellent storage solution or potential hobby area.

Externally, the property boasts a garage and off-road parking to the front. The wraparound rear garden is private and well-kept, with a seating area ideal for enjoying the sunshine.

Key Information:  
Tenure: Freehold  
EPC Rating: D (68)  
Council Tax Band: C (Burnley Borough Council)

Early viewing is highly recommended—contact Petty Real's Burnley office on 01282 415111 to arrange your appointment.



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.

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