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Real

11 Hallwood Close
Burnley
BB10 2LQ



For Sale

Asking Price £269,950

- **Available For Sale With No Onward Chain Delay!!**
- Detached Family Home!
- Three Bedrooms.
- Large Reception Space Leading Into Conservatory.
- Spacious Kitchen With Ample Counter Space.

- Three Piece Family Bathroom & Separate W/C.
- Driveway Space & Integrated Garage.
- EPC Rating: E.
- Council Tax Band: D.
- Freehold.



Petty Real proudly presents this fantastic opportunity to purchase a detached family home on Hallwood Close, Burnley, ideally situated in the sought-after Reedley area.

Boasting curb appeal, the property features a multi-car driveway, an integrated garage, and a front garden laid to lawn. Step inside into a welcoming hallway leading to a generously sized reception room measuring over 5m in length and 3m in width – offering versatile space for a range of furniture and ideal for family living.

From here, French doors open into the bright conservatory – the perfect spot to enjoy the garden views year-round. This flows effortlessly into the rear garden, arranged over two tiers with paved seating areas and a lawned section – ideal for relaxing or entertaining.

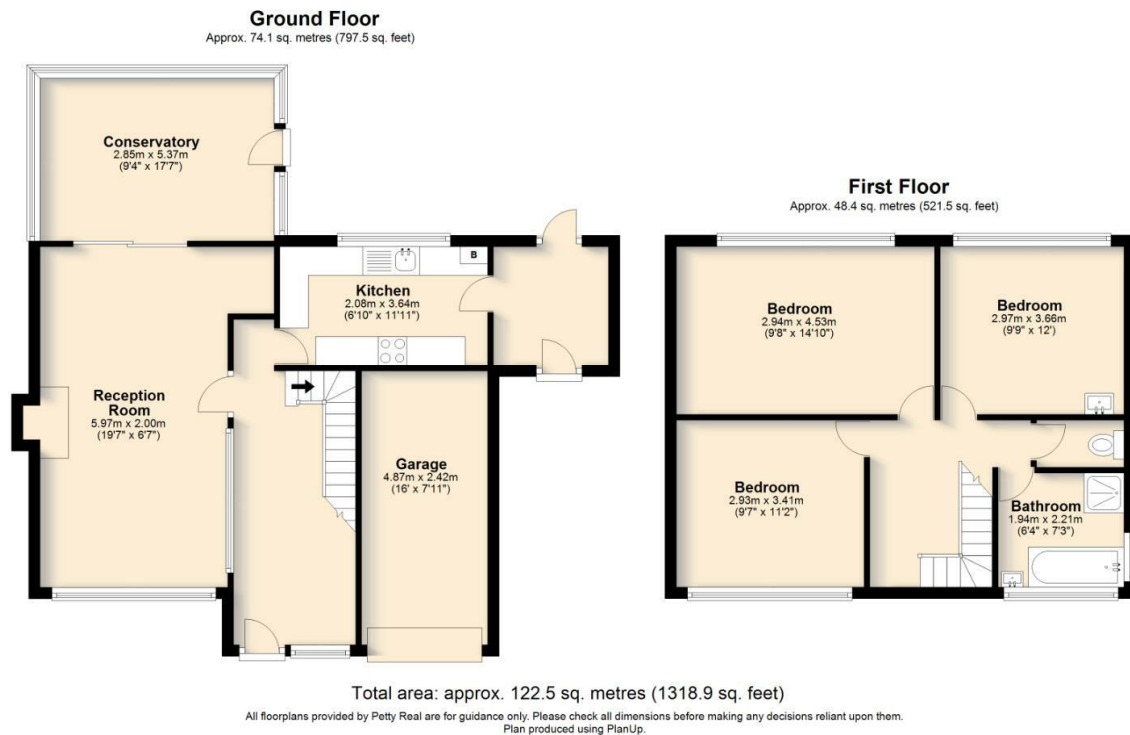
The kitchen provides excellent functionality with ample worktop space along both sides, over-counter storage surrounding the integrated hob, and a sink positioned beneath a window overlooking the garden – bringing in plenty of natural light.

Upstairs, the property offers three well-proportioned bedrooms – one to the front and two overlooking the rear. Each room offers fantastic flexibility for family use, guest space, or home office setup.

Completing the first floor is a modern family bathroom fitted with a walk-in shower, bath, and washbasin. A separate WC is located adjacent, adding extra convenience.

Key details:
Council Tax Band: D.
EPC Rating: E.
Tenure: Freehold.

Offered with no onward chain, this is a superb opportunity to secure a detached home in one of Burnley's most desirable areas. Contact our Burnley office today on 01282 415111 to arrange your viewing!



Hallwood Close, Burnley



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