

Because life is

PettyTM
Real

14 Cromer Grove
Burnley
BB10 3HB



For Sale

- Three Bedroom Semi Detached House.
- Large Reception Room.
- Kitchen With Ample Counter Space & Breakfast Bar.
- Conservatory To Rear.
- Master Bedroom With Fitted Wardrobe Space.

Offers In The Region Of £175,000

- Modern Bathroom With Walk In Shower.
- Rear Garden Space.
- Off Road Parking.
- Situated Close To Burnley General Hospital.
- Freehold | EPC Rating: TBC | Council Tax Band: A.



Petty Real are delighted to present for sale this three-bedroom semi-detached home on Cromer Grove, Burnley. Ideally located in the popular BB10 area, this property is perfect for a growing family seeking excellent local amenities and convenient links, including Burnley General Hospital nearby.

Upon entering, you are welcomed into a spacious reception room positioned at the front of the home. This inviting living area offers ample room for large freestanding furniture and is well-suited for relaxing or entertaining.

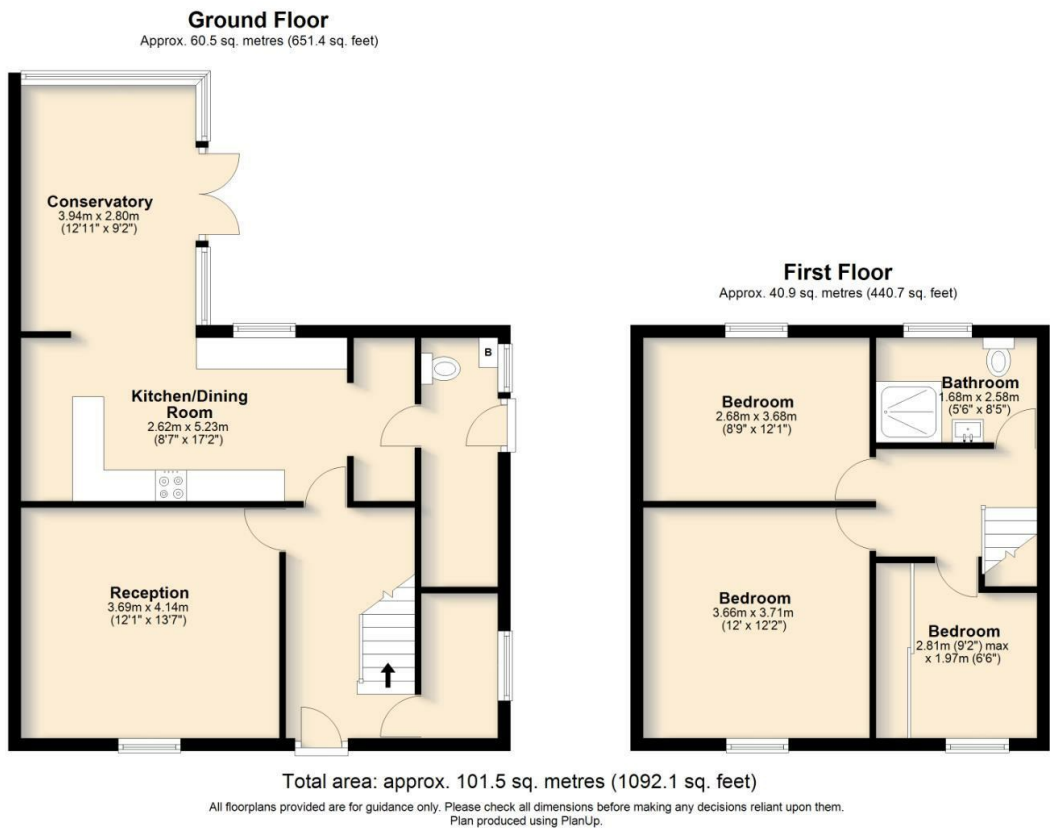
To the rear sits the kitchen, designed with counter space along both sides, offering plentiful storage both above and below. The hob is positioned on the rear wall, while the sink enjoys a pleasant outlook across the rear garden. At the far end, a breakfast bar provides a practical and informal dining option.

Adjoining the kitchen is a conservatory, filled with natural light, seamlessly connecting indoor and outdoor living. This versatile space can easily be used as a dining room, playroom, or second sitting area, making it a real asset to the home.

Upstairs, the property offers three bedrooms. The master bedroom, located at the front, benefits from fitted wardrobes, as does the third bedroom, which is smaller in scale but equally practical. The second bedroom, overlooking the rear garden, provides further generous accommodation. The family bathroom has been updated to a modern standard, featuring a stylish three-piece suite with walk-in shower, WC, and wash basin.

Externally, the property boasts a good-sized rear garden, perfect for outdoor activities, gardening, or hosting family and friends. To the front, a driveway provides convenient off-road parking.

With its spacious layout, family-friendly features, and sought-after location, this home on Cromer Grove represents an excellent opportunity for those looking to upsize in Burnley.



Cromer Grove, 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