

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 illustration purposes 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.



Because life is

Petty
Real

Asking Price £450,000



66 Applecross Drive

Burnley
BB10 4JP

4 2 2 D

Council Tax Band: E



Petty Real are delighted to present for sale this substantial four-bedroom detached family home, ideally positioned on the highly sought-after Applecross Drive in Burnley. Offering generous and versatile living accommodation throughout, the property comprises a spacious reception room, separate dining room, home office, ground floor WC, and a well-appointed kitchen with a separate utility room.

Externally, the home continues to impress with a detached double garage to the front, providing ample off-road parking and additional storage. To the rear, you will find a truly stunning garden—an exceptional outdoor space that must be viewed to be fully appreciated.

Perfectly suited for growing families, the property is located within the catchment area of highly regarded local schools and benefits from excellent transport links. Burnley town centre is just a short drive away, while beautiful surrounding countryside can be reached just as quickly, offering the best of both convenience and lifestyle.

Early viewing is highly recommended to fully appreciate all that this impressive home has to offer. Contact Petty Real today to arrange your appointment.

Property Description

Upon entering the property through the front door, you are welcomed into a spacious entrance hall (4.30m x 3.02m), providing access to the majority of the ground floor accommodation, as well as stairs leading to the first floor.

Located to the left of the entrance is the downstairs WC (0.96m x 2.10m), comprising a low-level WC and wash basin. Adjacent to this is the home office (3.08m x 2.10m), a versatile space ideal for remote working, but equally suitable as a guest bedroom, playroom, or snug depending on your needs.

The kitchen (2.96m x 4.29m) is well laid out with worktop space to both sides, incorporating a hob to the left wall and oven to the right. A breakfast island near the entrance offers additional preparation space, while the sink is positioned beneath a window overlooking the rear garden. Off the kitchen is a separate utility room, providing further worktop and storage space, a sink, and plumbing for a washing machine and dryer. The boiler is also housed here, and a side access door leads conveniently to both the front and rear of the property—ideal for day-to-day practicality.

Positioned next to the kitchen is the dining room (2.96m x 4.29m), offering ample space for a large dining table, perfect for hosting family meals and entertaining guests. Across the hallway is the impressive reception room (3.85m x 5.95m), spanning the full depth of the property. A bay window to the front and sliding patio doors to the rear flood the room with natural light, while also providing direct access to the garden—creating an excellent indoor-outdoor living space.

To the first floor, the master bedroom (4.14m x 3.98m) is a generous double room featuring built-in wardrobes with double door access, and benefits from a private en-suite (2.80m x 1.76m) comprising a bath with overhead shower, wash basin, and WC.

A second bedroom (3.97m x 3.32m) sits opposite, offering a spacious and comfortable setting for a child or teenager. The family bathroom (2.36m x 2.25m), recently fitted, includes a modern three-piece suite with bath, rainfall shower overhead, wash basin, and WC.

Two further bedrooms are located on the opposite side of the landing, measuring (3.70m x 2.37m) and (3.17m x 3.88m) respectively. Both rooms are well-proportioned and can comfortably accommodate a range of uses including additional bedrooms or guest accommodation.

Externally, the property continues to impress. To the front, there is a detached double garage (5.17m x 5.21m) with two separate up-and-over doors, offering excellent parking and storage solutions, alongside ample off-road parking.

This fantastic family home offers generous living space both inside and out, and is ready for its next owners to move in and make it their own. Early viewing is highly recommended—contact us today to arrange your appointment.

View more about this property online....

www.pettyreal.co.uk

[@PettyEstAgents](https://www.instagram.com/PettyEstAgents)

[/pettyestateagents](https://www.facebook.com/pettyestateagents)