

Because life is

Petty<sup>TM</sup>  
Real

20 Kibble Grove  
Brierfield  
BB9 5EW



For Sale

Reduced To £264,950

- Spacious extended semi detached property
- Immaculately presented
- Ideal for a growing family
- Lounge
- Living room / dining room

- Separate fitted kitchen
- 4/5 bedrooms
- House bathroom & ensuite
- Off road parking & garage
- Rear garden



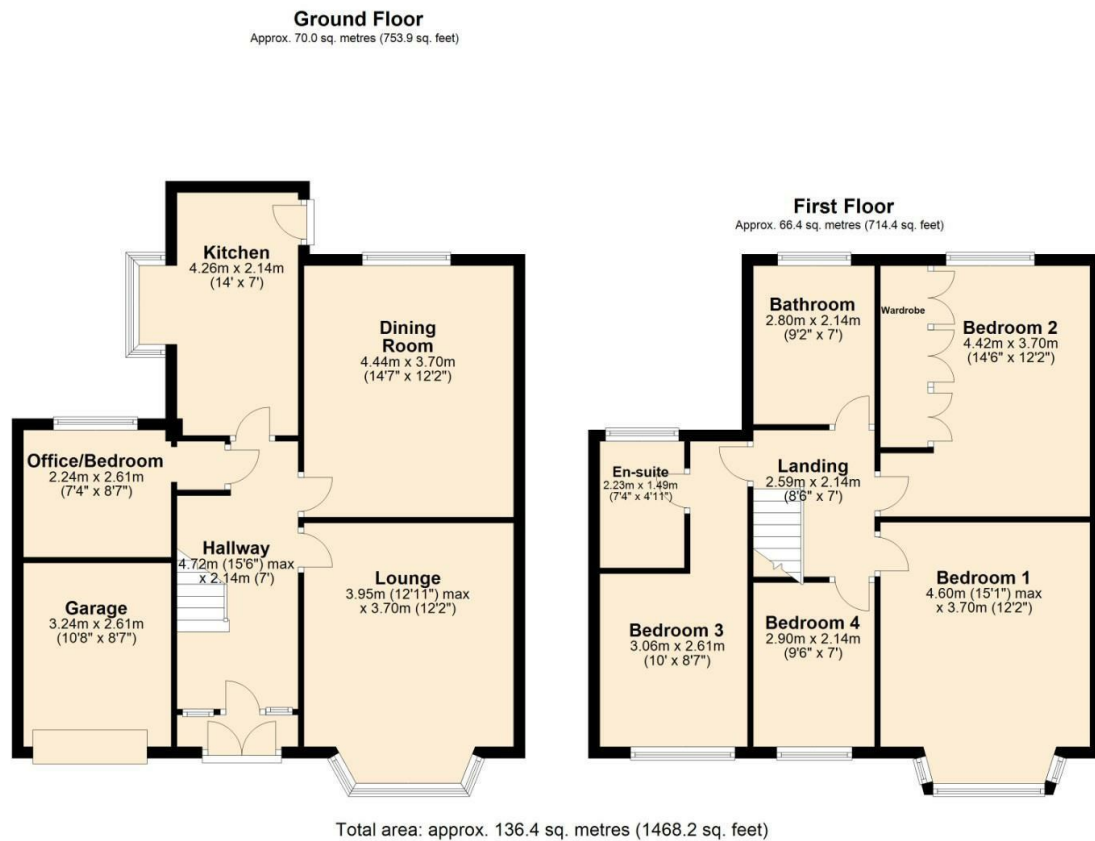


An immaculately presented extended semi detached dwelling situated in an established and popular residential area off Higher Reedley Road, a short distance away from the Brierfield/Burnley border and close to the established residential area of Reedley. This superb property would be ideal home for a growing family.

The accommodation briefly comprises on the ground floor, entrance porch leading to entrance hallway, good sized lounge with living flame gas fire and bay fronted window, second larger reception room which is currently used as a dining room. There is a separate fitted kitchen housing an excellent range of modern wall and base units with complementary granite work surfaces and splash backs, "Frank" sink unit and electric cooker with extractor fan over. Part of the garage has been converted into a useful study/5th bedroom.

To the first floor is a spacious landing, the master bedroom is an excellent sized double bedroom with UPVC double glazed bay window. There is a second double bedroom with glass fronted double wardrobe, third double bedroom with three piece ensuite shower room and 4th single bedroom. The four piece modern bathroom suite in white comprises roll top bath, shower enclosure with mixer shower over, low level wc and pedestal hand wash basin.

Externally, the property benefits from a driveway providing off-road parking, a garage, and a small garden forecourt at the front. The rear of the property reveals an expansive enclosed garden, perfect for outdoor enjoyment and relaxation.



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.