

Because life is

Petty  
Real™

26 Pennine Way  
Brierfield  
BB9 5DT



## For Sale

Price £180,000

- Spacious semi detached dormer bungalow
- Sought after location
- Ideal for a family or downsizer
- Porch
- Lounge & dining room

- Modern kitchen
- Three bedrooms
- Looility and shower room
- Driveway & garage
- Gardens front & rear



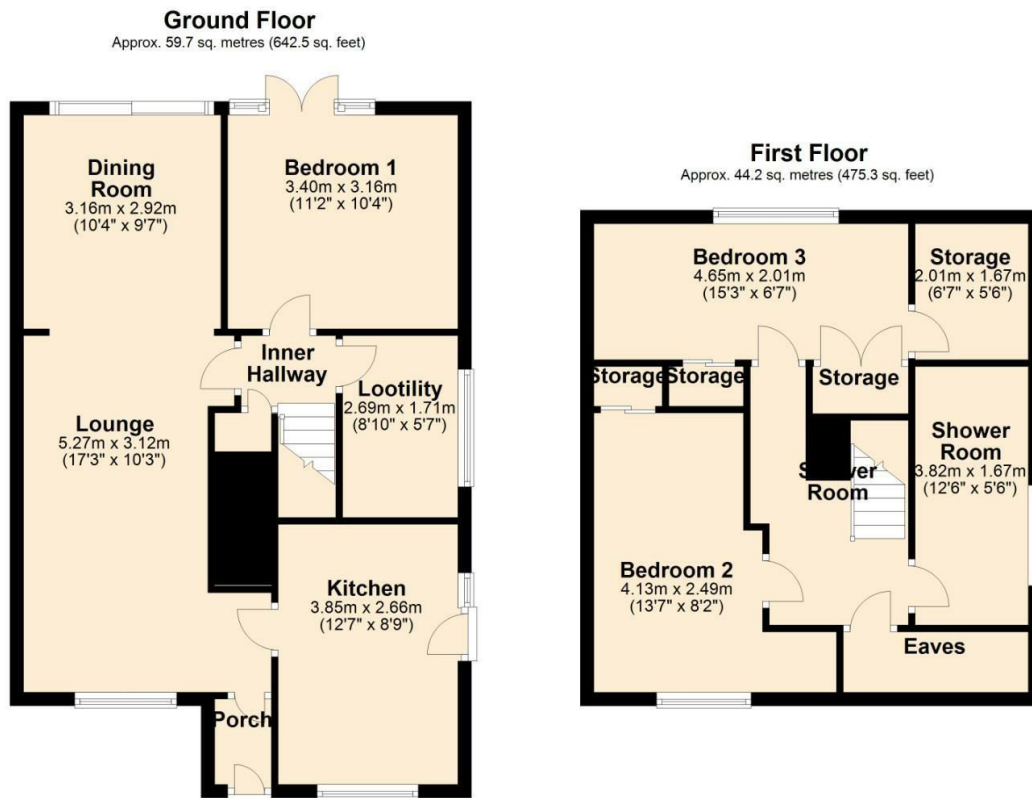
For sale is a charming semi-detached dormer bungalow in a sought-after location. This well-presented property features a welcoming porch that leads into a cosy lounge complete with a living flame gas fire, perfect for relaxing evenings. Adjacent to the lounge is a dining room that promises ample space for family meals and gatherings. The modern kitchen is equipped with contemporary fittings and appliances, designed for practicality and style.

The property offers a versatile layout with a bedroom on the ground floor, which could also serve as a home office or guest room. Additionally, there is a utility area, cleverly named "lootility," providing functional space for everyday tasks.

Upstairs, the landing opens to additional storage options, adding to the bungalow's practicality. There are two more bedrooms on the first floor, each well-sized and benefiting from natural light. A shower room is also located on this level, featuring modern fixtures and finishes.

Externally, the property boasts beautifully maintained gardens at both the front and rear, creating a perfect outdoor retreat. Completing this delightful home is a garage alongside a driveway offering ample off-street parking. (Please note part of the rear garden is leased from Pendle borough council and a new tenancy will need to be assigned to a new owner)

This bungalow combines comfort with convenience, making it an ideal choice for a variety of buyers looking for a home in a popular location.



Total area: approx. 103.8 sq. metres (1117.8 sq. feet)



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.

11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)