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29 Newby Close  
Burnley  
BB11 4QU



For Sale

- Semi-Detached House
- Four Bedrooms
- En-Suite
- Garage & Driveway
- Conservatory

Offers Around £220,000

- Close to shops
- Near to Transport Links
- Quiet Residential Area
- Modern Kitchen
- South Facing Garden



This is a fantastic opportunity to own a four-bedroom semi-detached house full of charm and character. Located in the popular area of Burnley. Close to schools, amenities, and transport links. This house would be perfect for first-time buyers or growing families.

The property is split over two levels. The ground floor includes a hallway, a spacious kitchen, a utility room connected to a garage, a lounge, a dining room and the rear features sliding doors leading to a beautiful conservatory. The first floor includes one large double bedroom with an En-suite, three bedrooms and a bathroom.

The modern kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, integrated fridge/freezer, dishwasher and oven with an extractor fan and a beige tiled splashback.

The beautiful bathroom comprises a full basin, a panel bath with an overhead shower, and a solo low-level W.C. All surrounded by clean white and tiling.

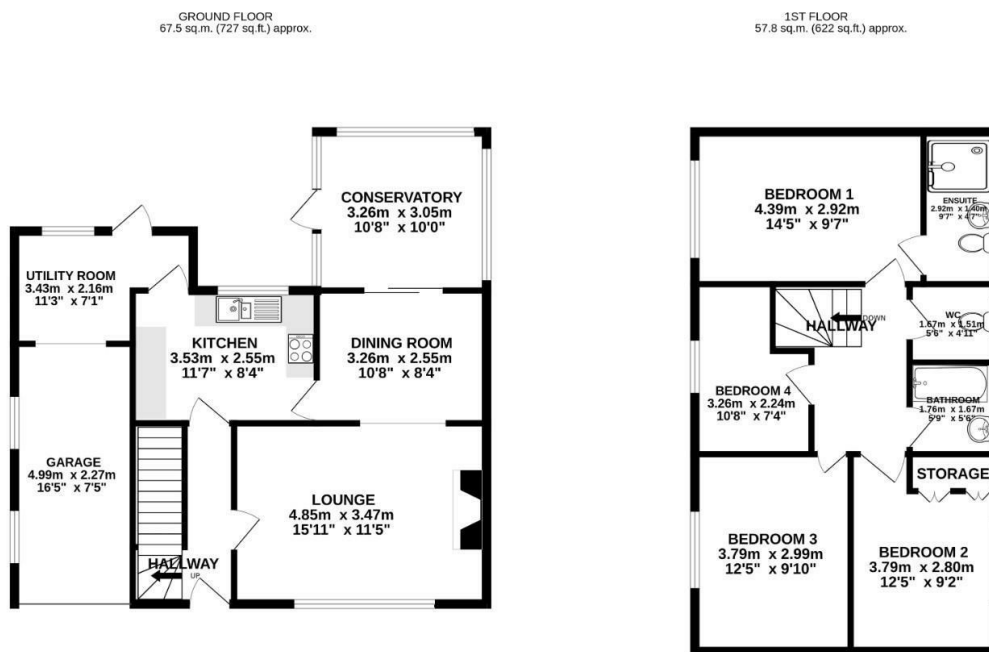
The double bedroom is spacious and offers the comforts of having an attached en-suite.

The conservatory is an exceptional part of this property that offers the luxury of being a second lounge space. Surrounded by double-glazed windows which keep the conservatory light and airy.

To the rear of the property is a spacious, south facing back garden perfect for all kinds of summer activities. There is also a utility room attached to a single garage.

The entire property benefits from the modern-day comforts of UPVC double glazing and gas central heating. A new combi boiler was fitted February 2023.

Viewings are highly recommended!



**TOTAL FLOOR AREA : 125.3 sq.m. (1348 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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