

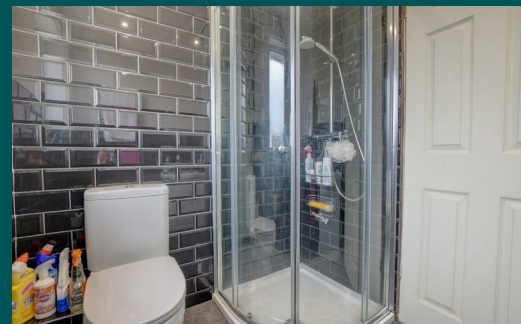
Because life is

Petty  
Real™

76 Wellfield Drive  
Burnley  
BB12 0HZ



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- Detached
- Five Bedrooms
- Two Reception Rooms
- Large Kitchen
- FREEHOLD

## Auction Guide £180,000

- Downstairs Cloakroom
- Off-Road Parking
- Spacious Living Accommodation
- Large Garden
- Family Home



Located on an established and popular residential development on the outskirts of Burnley but within easy driving distance of local amenities, open countryside and accredited schools and nurseries. This spacious five-bedroom detached dwelling would be an ideal purchase for a growing family.

The property offers modern living accommodation throughout and briefly comprises on the ground floor, an entrance hallway with a useful under stair storage cupboard and cloakroom. Adjoining the hallway is access to the main living room which benefits from an open-plan layout to the dining room towards the back of the property.

The lengthy kitchen houses matching modern wall, base and drawer units with complimentary work surfaces, composite double bowl sink and breakfast bar. Towards the end of the kitchen is the main cooking area with a large Aga-style cooker.

Adjacent to the kitchen is a second reception room currently being used as a home gym and office space.

On the first floor there are five bedrooms, including four generous double bedrooms, a single and a small box room. Three of the bedrooms boast built-in wardrobes.

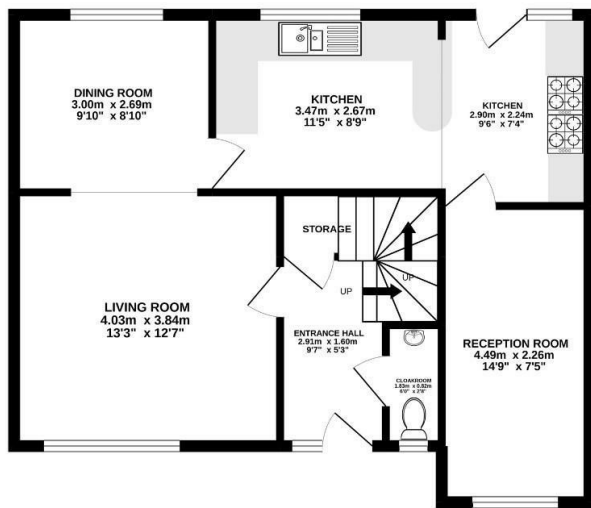
The family bathroom, half tiled with black subway tiles, comprises a low-level WC, pedestal wash basin and stand-alone shower cubicle.

Externally, to the front of the property is a drive for off-road parking and a garden area laid mainly to lawn. To the rear is an expansive garden with a large patio area.

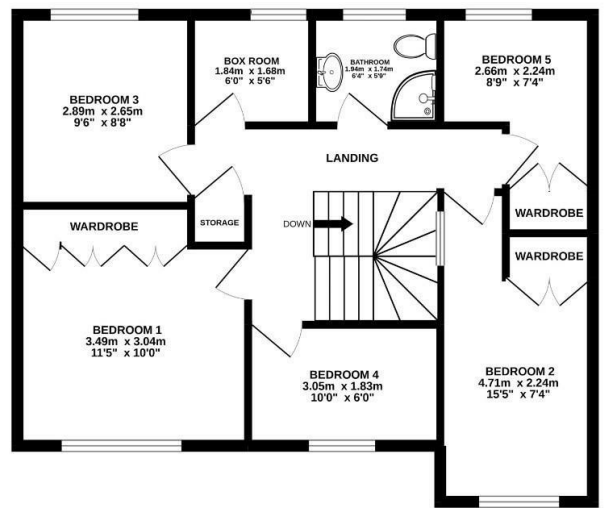
The property benefits from the modern-day comforts of UPVC double glazing and gas-fired central heating.

The property is freehold and council tax band C.

GROUND FLOOR  
58.8 sq.m. (633 sq.ft.) approx.

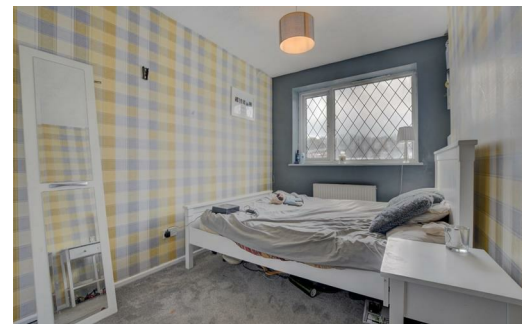


1ST FLOOR  
58.9 sq.m. (634 sq.ft.) approx.



TOTAL FLOOR AREA : 117.7 sq.m. (1267 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.  
Made with Metropix ©2022



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