

Because life is

Petty  
Real™

9 Tunstall Drive  
Accrington  
BB5 5DG



## For Sale

- Semi Detached
- Three Bedrooms
- Fitted Kitchen
- Single Garage
- Outdoor Bar Area

## Offers Over £180,000

- Low Maintenance Garden
- Driveway
- Large Living Room
- Quiet Location
- Freehold



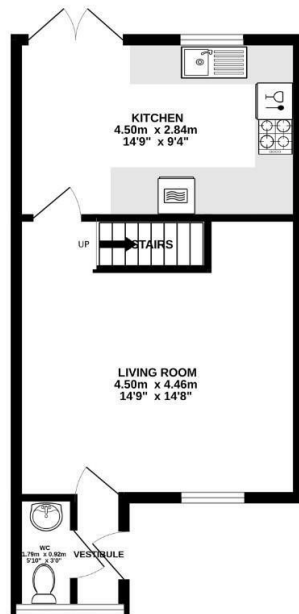
Fantastic, three-bed, semi-detached house situated close to transport links, bus stops and local schools Perfect for a first-time buyer or a growing family.

As you approach the property you have a double driveway with a detached, single garage to the front of the property. There is Indian stone paving leading from the driveway to the front door where there is a quiet, sitting area. As you enter the property you have a downstairs WC & hand wash basin. The living room is a grand size and perfect for the family, to the rear of the property is kitchen/diner that has been fitted with matching wall, base and drawer units with contrasting work surfaces and a range of appliances such as a gas hob, oven, fridge, freezer and a dishwasher. There are patio doors that lead out to the low maintenance garden where artificial grass has been laid down with a mixture of timber & composite decking that leads to the outside bar/pizza bar area.

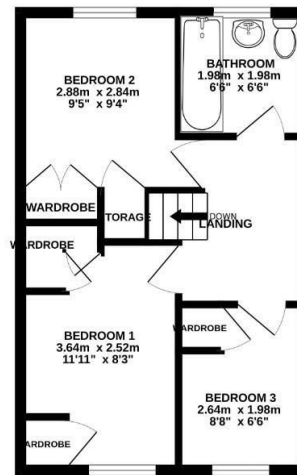
The outside bar has a brick built, pizza oven that sits under a solid, timber roof with plenty of storage and a sitting area that creates the ideal entertainment space for family & friends. This is a very unique feature and something you rarely see. You must see it to believe it!

The first floor has two double bedrooms both with fitted wardrobes and plenty of storage and the third is a generous sized single bedroom with fitted wardrobes. The family bathroom is a three-piece suite and comprises low-level WC, pedestal hand wash basin and a paneled bath with an overhead shower.

GROUND FLOOR  
35.9 sq.m. (386 sq.ft.) approx.



1ST FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 68.7 sq.m. (740 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, niches 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 longevity can be given.  
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4 Manchester Road, Burnley, Lancashire, BB11 1HH  
T.

[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

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