

Because life is

Petty
Real™

37 The Moorings
Burnley
BB12 0TP



For Sale

Offers Over £235,000

- Detached
- 3 Bedrooms
- Open Plan Living
- Modern Kitchen
- Downstairs W/C

- Master Bedroom With En-Suite
- Prime Location
- 2 Car Drive
- Integrated Garage
- EPC Rated D



Welcome to your dream home nestled in a serene cul-de-sac, where tranquility meets modern convenience! This delightful 3-bedroom detached property promises a lifestyle of comfort and style, perfectly poised for your family's blissful moments.

As you arrive, a spacious 2-car driveway welcomes you, leading effortlessly to an integrated garage, ensuring both convenience and security for your vehicles.

Step inside and be greeted by the warm embrace of the living room, tastefully adorned with neutral tones and adorned with sleek modern grey laminate flooring.

Flowing seamlessly from the living room is the dining area, illuminated by natural light streaming through patio doors that open up to the enchanting rear garden.

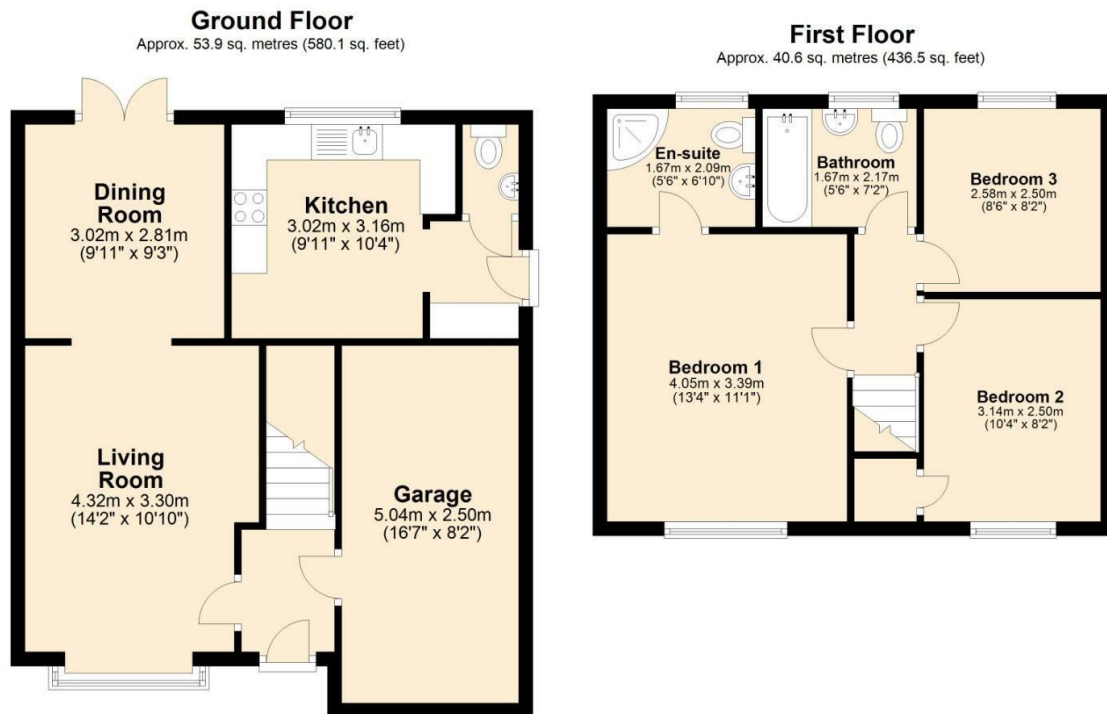
To the right awaits the kitchen. Adorned with cream gloss wall and base units complemented by striking contrasting work surfaces, this culinary sanctuary is as stylish as it is functional. With ample space for a small table, it invites you to indulge in casual dining moments while culinary delights simmer on the stove.

Adjacent to the kitchen, discover a convenient utility area and a guest WC, adding to the practicality and ease of daily living.

Ascend the stairs to discover a haven of relaxation and rejuvenation. To the left, the master bedroom awaits, boasting built-in wardrobes, a vanity area, and a luxurious 3-piece en-suite, complete with a rejuvenating shower – your personal sanctuary awaits!

Across the landing, two additional bedrooms offer versatile spaces for family, guests, or home offices, accommodating every need with ease. And for ultimate convenience, a 3-piece family bathroom awaits, featuring a shower over the bath, ensuring every member of the household can indulge in relaxation.

With its prime location, modern amenities, and impeccable design, this property is more than just a house – it's a lifestyle upgrade waiting to be experienced. Don't miss your chance to call it home – schedule a viewing today!



Total area: approx. 94.4 sq. metres (1016.6 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.

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