

Because life is

Petty<sup>TM</sup>  
Real

7 Glendale Close  
Burnley  
BB11 2RD



## For Sale

- Full of Potential!
- Stunning Views
- Potentially 3 Bedrooms
- Spacious Drive
- Integrated Garage

## Offers In The Region Of £200,000

- No Onward Chain
- Lovely Cul-de-Sac
- Detached
- Renovation Project
- EPC Rated C





Welcome to this charming detached property, full of potential and awaiting your personal touch and renovation. Situated on a spacious plot, a generous driveway greets you as you approach the front of the residence. The property benefits from stunning views towards Pendle and round to Cliviger.

Upon entering through the front door, the integrated garage conveniently sits to your left, offering easy access for parking or potential conversion. Continuing into the property, you'll be greeted by an inviting reception room or potential bedroom, strategically positioned to capture breathtaking surrounding views and allow natural light to flood the space.

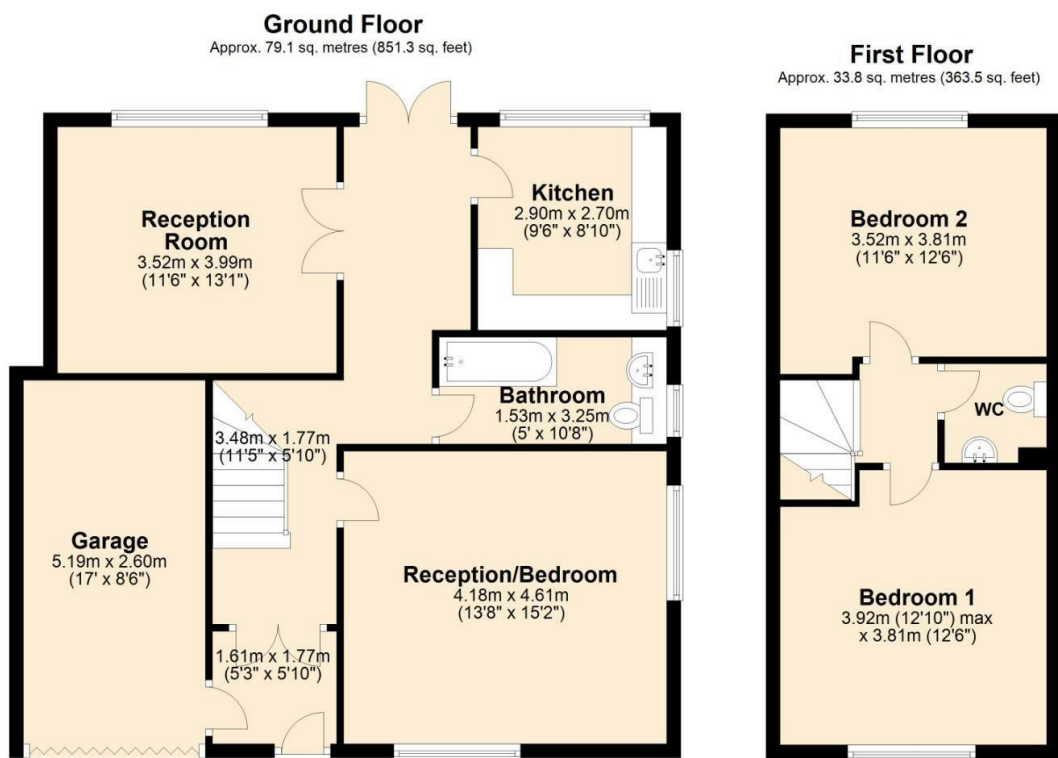
Adjacent to the living room lies the bathroom, currently equipped with a three-piece suite comprising a fitted toilet, basin, and bath, awaiting your creative vision for modernisation.

To the rear of the property, a versatile second reception room awaits. Its large windows frame picturesque views of the garden, which is currently laid to lawn, inviting outdoor enjoyment and relaxation.

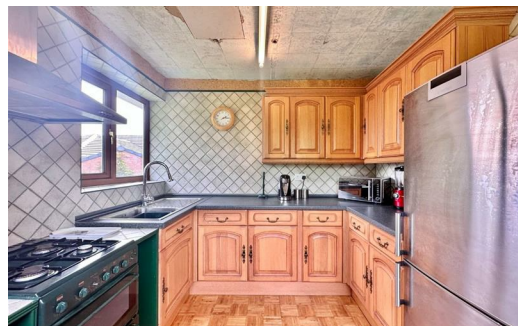
The kitchen, also boasting captivating views, offers ample space for fitted cabinets, a fridge-freezer, and a cooker. Just outside the kitchen is space potentially to be used as a dining area.

Ascending the stairs, you'll discover two spacious double bedrooms. Additionally, a central WC adds convenience to the upper level of the property, enhancing its functionality.

With its promising layout, picturesque surroundings, and renovation potential, this property presents a unique opportunity to create a bespoke home tailored to your preferences and lifestyle. Don't miss the chance to transform this property into your dream abode!



Total area: approx. 112.9 sq. metres (1214.8 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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

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[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)