

Because life is

Petty
Real™

408 Red Lees Road
Burnley
BB10 4TF



For Sale

- Two Double Bedrooms
- Cosy Lounge
- Multi-Fuel Burner
- Spacious Kitchen
- Stunning Conservatory

Offers In The Region Of £200,000

- Paved Patio
- 4 Piece Bathroom
- Beautiful Countryside Location
- Renovated Throughout
- Underfloor Heating



Welcome to your countryside retreat in the heart of Mereclough, Cliviger. This charming two-bedroom terrace offers a tranquil escape from the hustle and bustle, nestled amidst picturesque surroundings. Ideal for first-time buyers, couples, or small families seeking peace and serenity, this property combines modern comforts with plenty of character.

As you approach, a quaint external front porch welcomes you into the warm embrace of the living room. A focal point awaits in the form of a feature multi-fuel burner, creating a cosy ambiance perfect for relaxing evenings. The seamless transition leads you into the kitchen, where ample built-in storage, contrasting worktops, and a convenient island await culinary adventures. Open to the kitchen is the inviting conservatory, a versatile space for dining or unwinding, with sliding doors beckoning you to the patio.

Step outside to the patio area, a delightful spot to soak up the sun and admire panoramic views of the fields stretching beyond.

Ascending the stairs, you'll find a spacious double bedroom to your right, flooded with natural light and boasting generous wardrobe space. In the heart of the home lies the elevated bathroom, showcasing a luxurious four-piece suite featuring a freestanding bath and corner shower. To the rear, the master bedroom awaits, providing a peaceful sanctuary overlooking the rolling countryside, ideal for rest and rejuvenation.

This lovingly renovated property boasts modern conveniences including double glazing, central heating, and underfloor heating throughout the ground floor. With a new roof adding to its appeal, this home offers both comfort and style in an idyllic rural setting. Don't miss your opportunity to make this countryside retreat your own.



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