

Because life is

Petty  
Real™

3 Tinedale View  
Padiham  
Burnley  
BB12 8DX



## For Sale

- No Chain!
- 4 Bedrooms
- Detached
- Family Home
- Drive and Integrated Garage

## Offers Over £250,000

- Master with En-Suite
- Downstairs WC
- Local Transport
- Quiet Location
- Close to Amenities



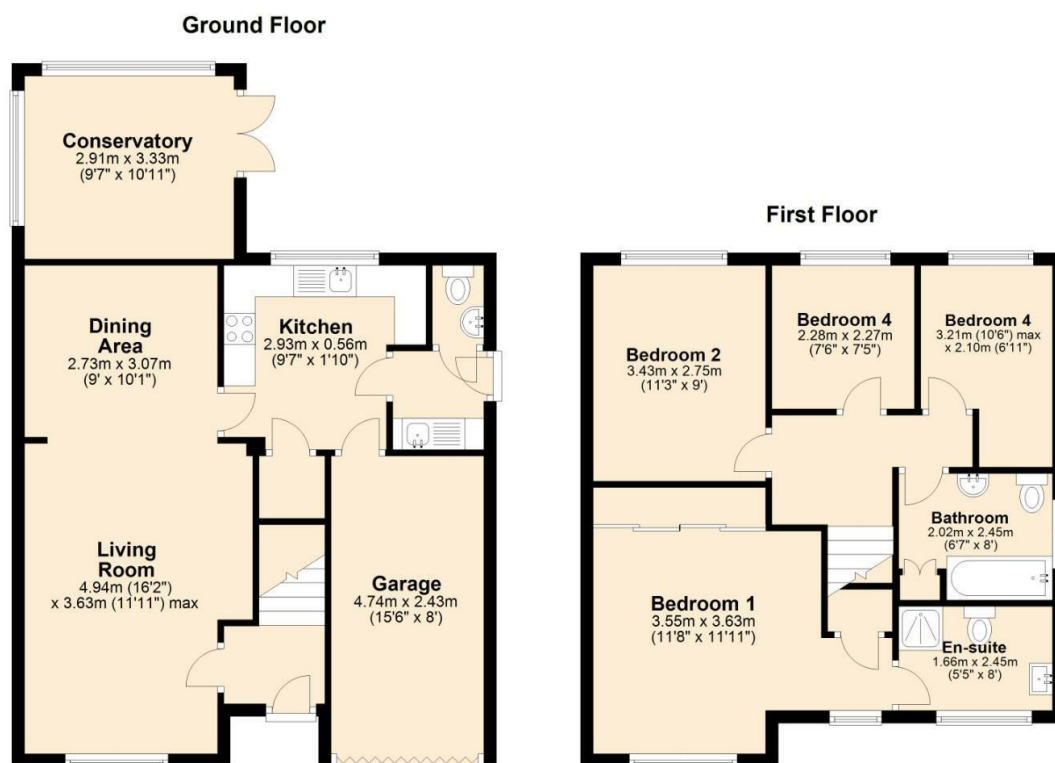
Nestled in a serene cul-de-sac, this delightful 4-bedroom detached house offers the perfect blend of tranquility and convenience. Located just a stone's throw away from local amenities such as Tesco and Lidl, excellent transport links, and easy access to the bypass for journeys to the beautiful Ribble Valley and Pendle, this property is ideally situated for both comfort and accessibility. With picturesque walks nearby, including the stunning Gawthorpe Hall, you'll have endless opportunities to explore and enjoy the great outdoors.

Upon arrival, you're greeted by a double drive leading to an integrated garage, providing ample parking space. Step through the front door, and you'll find the stairs straight ahead, with a welcoming open-plan living room and dining area to your left. This bright and spacious living room flows seamlessly into the dining area, which opens up to a charming conservatory at the rear—perfect for enjoying your morning coffee or hosting family gatherings.

The modern kitchen, adjacent to the dining area, boasts sleek grey wall and base units, and leads to a convenient utility room and a downstairs w/c. You'll also find handy under-stairs storage and access to the garage, offering plenty of functional space for all your needs.

As you head upstairs, the main bedroom is situated to the left—a generously sized double room complete with an en-suite. The en-suite features contemporary grey tiles, a cubicle shower, basin, and low-level w/c, creating a luxurious retreat. The second double bedroom at the rear of the property offers a peaceful sanctuary, while two additional bedrooms provide ample space for family or guests. The three-piece family bathroom, equipped with a shower over the bath, ensures convenience and comfort for all.

This home is not only ready for you to make your own, but it also promises countless happy memories for your family.



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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