

Because life is

Petty
Real™

41 Grisedale Drive
Burnley
BB12 8AR



For Sale

- Four Bedrooms
- Detached
- Two Reception Rooms
- Additional Study
- Downstairs WC

Offers In The Region Of £295,000

- Drive and Garage
- Family Home
- Close to Transport & M65
- Schools nearby
- EPC Rating TBC



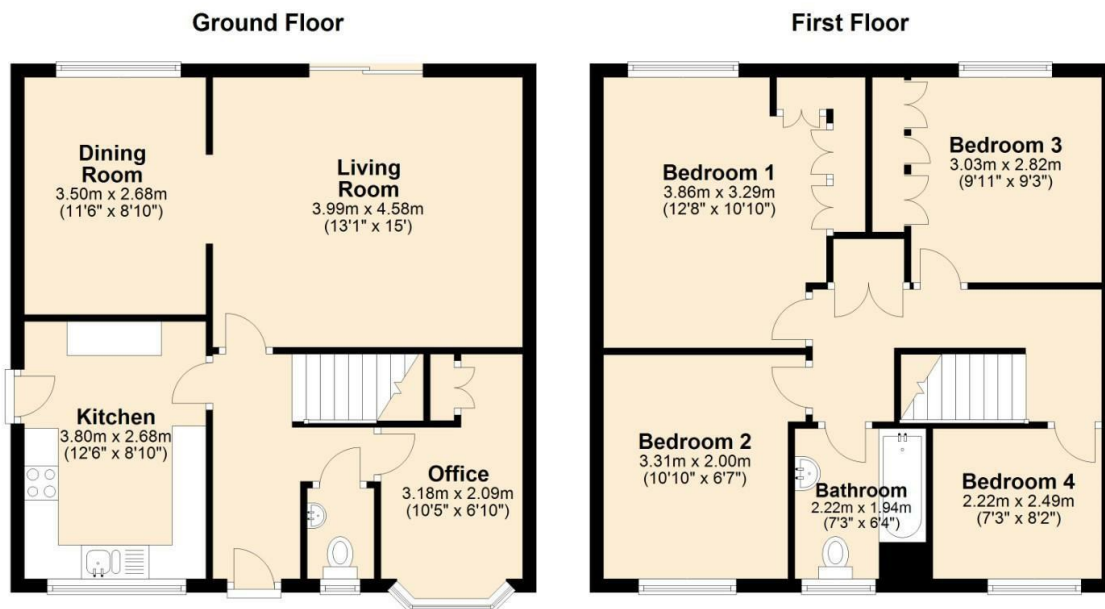
Nestled in a prime location at the bottom of a popular cul-de-sac in the highly sought-after area of Ightenhill. Ideally located with easy access to local transport links, reputable schools, and the M65 motorway, making it an ideal home for families and commuters alike.

The exterior of the property features a large driveway that accommodates multiple vehicles. A small lawn area, adorned with mature trees and bushes, adds to the home's curb appeal. Additionally, an attached single garage offers extra storage or parking space.

Upon entering the house, you are greeted by a welcoming entrance way that ensures a seamless flow throughout the home. To the left is the well-appointed kitchen, equipped with fitted cabinets, an integrated double oven and hob, and plenty of counter space and storage. A side door provides convenient access to the back garden. The light and spacious living room features sliding patio doors that lead to the back garden, creating a bright and airy atmosphere. An opening allows access to the dining room, perfect for intimate dinners, with potential to knock through from the kitchen to the dining room if you prefer a more open-plan living space. Completing the ground floor is a handy study and a downstairs toilet, adding extra convenience for family and guests.

Heading up the stairs, the landing provides access to three double bedrooms, two of which feature integrated wardrobes, offering plenty of storage. There is also an additional single bedroom, ideal for a child's room or guest room. The family bathroom comprises a low-level WC, basin, and panel bath with an overhead shower.

This delightful family home is ready for you to move in and start creating wonderful new memories. With its versatile living spaces, ample storage, and prime location, it offers everything you need for comfortable family living.



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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