

Because life is

Petty
Real™

7 Skiddaw Close
Burnley
BB12 0LU



For Sale

- Deceptively Spacious!
- Family Home
- Four Bedrooms
- Three Reception Rooms
- Large Kitchen

Offers In The Region Of £435,000

- Downstairs Toilet
- En-suite
- Drive and Garage
- Rear Garden



Welcome to Your Dream Home in Ightenhill!

Discover the perfect blend of space, style, and convenience with this deceptively spacious detached family home nestled in the heart of the ever-popular Ightenhill. Just a short drive away from a variety of esteemed schools and bustling shops, and ideally positioned for effortless access to the M65, this property is the perfect family home.

As you arrive, you're greeted by a generously sized driveway leading to an attached garage, now boasting a brand-new electric door.

From the porch, the entrance hall invites you to explore every corner of this delightful residence. To your right, the living room awaits—a light-filled, spacious haven that seamlessly flows into the dining room and onwards to the enchanting garden room. This versatile space, similar to a conservatory, features an all-weather roof and a cosy wood burner, ensuring comfort all year round. Both the garden room and dining room open up to the beautifully paved garden through elegant patio doors. The garden is a tranquil retreat, adorned with various planters and a charming raised seating area—perfect for entertaining or unwinding after a long day.

The heart of the home, the kitchen, is equipped with matching wall and base units, offering ample space for a fridge freezer, washing machine, and dishwasher. Abundant counter space and storage make meal preparation a breeze.

Completing the ground floor is a compact yet functional office room with direct access to the garage, alongside a convenient two-piece W/C with a vanity sink.

Ascend the stairs to a spacious landing that leads to the master bedroom, a serene sanctuary with its very own en-suite shower room. Three more well-proportioned bedrooms provide plenty of space for family and guests, all served by a stylish family bathroom featuring a panel bath and overhead shower.

Don't miss this opportunity to make this enchanting property your forever home. A viewing is an absolute must to appreciate this home!



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