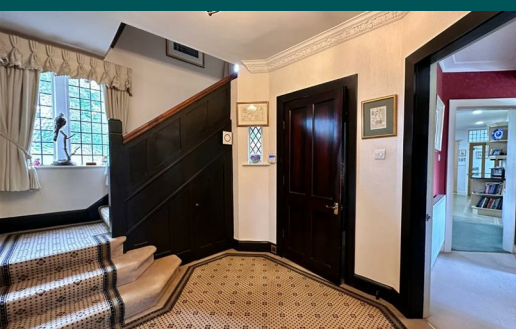


Because life is

PettyTM
Real

Barden Lodge Barden Lane
Burnley
BB12 0DY



For Sale

Offers Over £500,000

- Unique and Full of Character
- Detached
- Four Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen

- Utility Room
- Double Garage
- Wine Cellar
- Stunning Garden
- EPC Rating - D



Welcome to this exceptional 4-bedroom detached house, a hidden gem nestled on Barden Lane. Bursting with character, this unique property features an attached garage and original stables, offering a blend of historic charm and modern convenience.

As you approach via the driveway, you'll find ample parking space leading up to the house and garage. The garage not only provides secure parking but also includes storage currently used for a wine collection.

Step through the front door into a welcoming entrance porch. To the left, the kitchen with a breakfast area awaits. This fitted kitchen boasts matching wall and base units, an integrated fridge freezer, and a range cooker. From here, access the snug, perfect for cosy evenings, the utility room with matching units, sink, washing machine, and boiler, and convenient access to the garage.

The entrance hallway, featuring a grand staircase, leads to the formal dining room adorned with a bay window and a feature fireplace. The spacious living room offers garden views and access via a rear porch. Midway up the staircase, you'll find a cloakroom with a w/c, ideal for coat and shoe storage.

Upstairs, discover four well-proportioned double bedrooms, two with three-piece en-suites, and a family bathroom. The first floor provides ample built-in storage, including a large landing cupboard and wardrobes in two bedrooms.

Externally, the property boasts a large rear garden, a delightful mix of lawn, patio, mature trees, and bushes, perfect for outdoor relaxation and entertaining. The front features a small lawn with mature borders, adding to the home's curb appeal.

Don't miss the chance to own this charming and characterful home on Barden Lane. It's a true hidden gem waiting to be discovered.



Total area: approx. 276.1 sq. metres (2963.2 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
T.
Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk