

Because life is

Petty  
Real™

272 Gannow Lane  
Burnley  
BB12 6HY



## For Sale

- New Build Semi Detached.
- Three Bedrooms.
- Spacious Reception Room & Kitchen.
- Master Bedroom En-Suite.
- Under Stairs Storage.

## Offers In The Region Of £170,000

- Two Off Road Parking Spaces.
- Spacious Rear Garden Space.
- EPC Rating: B.
- Council Tax Band: C.
- Freehold.



\*VIEWINGS HIGHLY RECOMMENDED\*

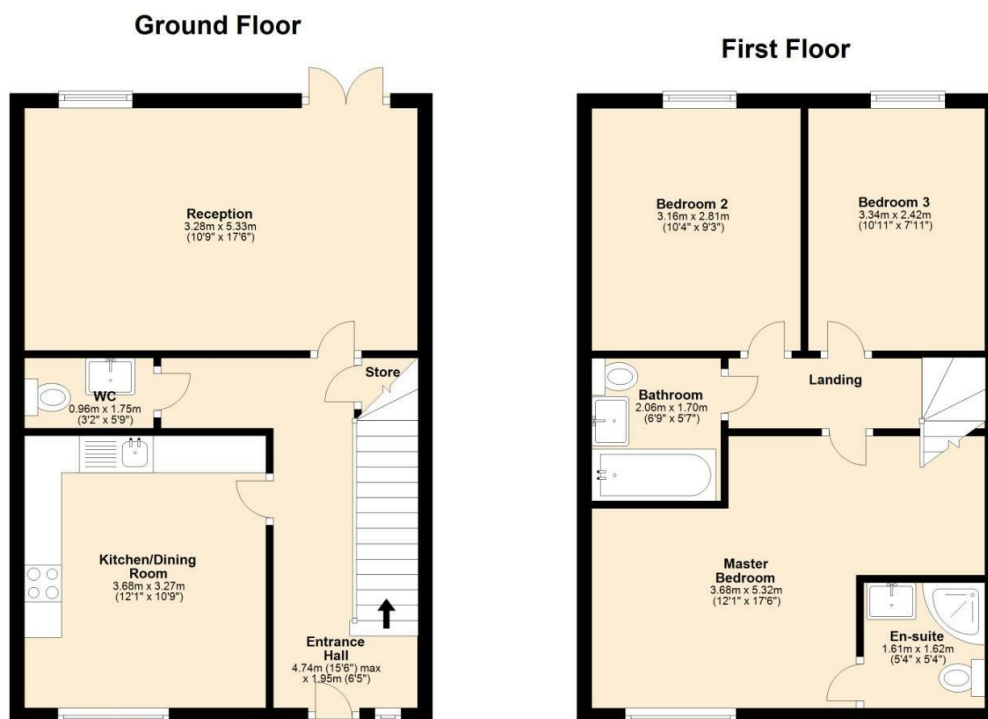
Welcome to Gannow Lane, Burnley – a stunning new build, three-bedroom semi-detached home, ideal for growing families looking to upsize. As you step through the front door, the kitchen is immediately to your left, offering ample counter and storage space. With enough room for a dining table, it doubles as a kitchen-diner, creating a perfect space for family meals or entertaining. The ground floor also includes a convenient downstairs toilet.

The spacious reception room, located at the rear, spans the width of the house (5.3 meters), providing plenty of room for freestanding furniture such as a sofa, TV, and cabinets. Double doors open up to the rear garden, a perfect outdoor space for children's play or hosting family gatherings.

Upstairs, the master bedroom overlooks the front of the house and features enough room for a bed, wardrobes, and other freestanding furniture. The room is complemented by a modern three-piece en-suite, complete with a standing shower, toilet, and sink.

The first floor also features a well-appointed family bathroom, boasting a three-piece suite that includes a bathtub, toilet, and sink. Towards the rear of the property, you'll find two further bedrooms, both fairly evenly proportioned. These rooms can serve as ideal children's or teenage bedrooms, or even be converted into home office spaces for those working remotely.

With its thoughtful design and family-friendly layout, this home offers both comfort and convenience in a desirable location. Don't miss the opportunity to make it your own!



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### Gannow Lane, Burnley



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](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)