

Because life is

Petty<sup>TM</sup>  
Real

152 Marsden Road  
Burnley  
BB10 2QP



## For Sale

- Semi Detached Large Corner Plot.
- Three Bedrooms.
- Two Great Size Reception Rooms.
- Three Piece Bathroom With Walk In Shower.
- Kitchen & Dining Area.

## Offers In The Region Of £265,000

- Extended Home Office & Utility Space.
- Double Car Driveway.
- Council Tax Band: C.
- EPC Rating: D.
- Leasehold.





Welcome to Marsden Road, Burnley! This spacious three-bedroom semi-detached home sits on a generously sized plot, offering fantastic potential for customization.

Upon entering, the first reception room is located to your left. It's a bright, versatile space ideal for freestanding furniture such as sofas, coffee tables, and storage units flanking the chimney breast. Continuing through the hallway, you'll find the second reception room, which features a cozy log burner—perfect for creating a warm and inviting atmosphere. This room also comfortably accommodates freestanding furniture, including a TV stand and sofa. Adjacent to this space is a home office, overlooking the tranquil back garden—a perfect spot for remote work or study.

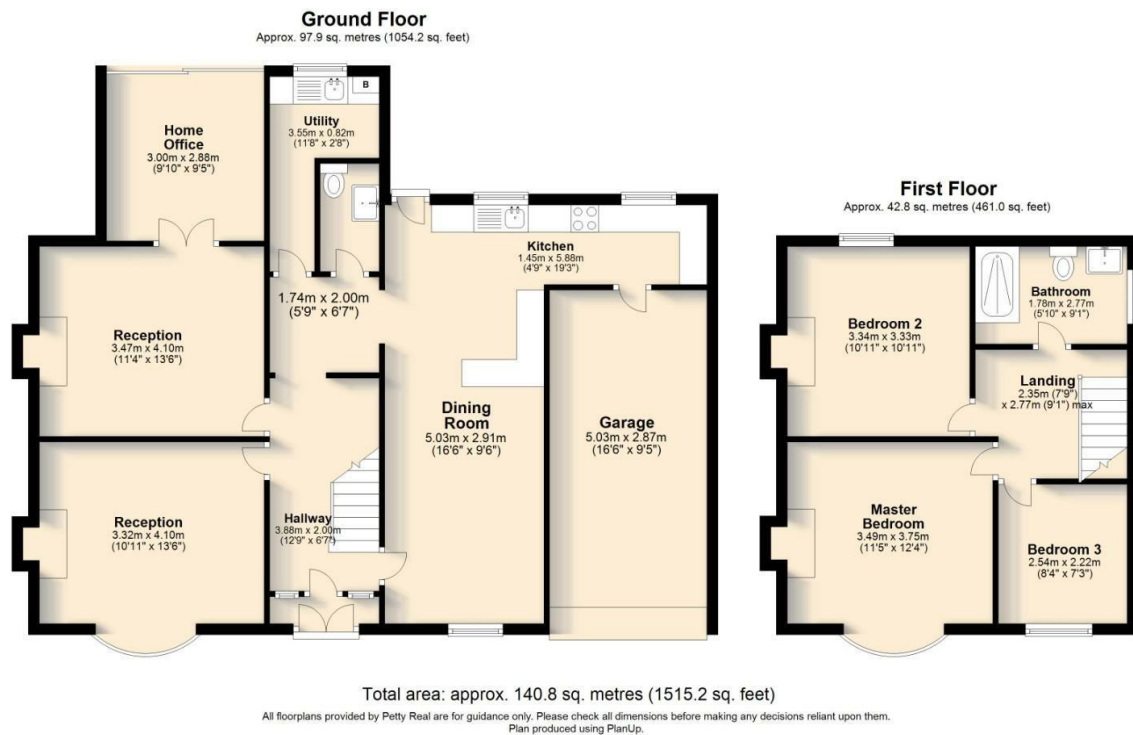
The kitchen is well-appointed with ample counter space that wraps around two walls, a breakfast bar, and additional counter space leading into the dining area. Nearby, the utility room includes a sink, boiler, washer, and dryer, along with a convenient downstairs W/C. The attached garage offers ample storage options.

Upstairs, the master bedroom overlooks the front of the property and boasts a charming bay window that mirrors the front reception room. This spacious bedroom easily accommodates a bed, bedside tables, wardrobes, and other furniture. Bedroom two, located at the rear, is generously sized and ideal for a teenager's room, with space for a double bed and storage. Bedroom three, also facing the front, is perfect for a younger child or guest room.

The family bathroom features a modern three-piece suite, including a walk-in shower, sink, and toilet.

Outside, the front of the property provides a double driveway—ideal for families with multiple vehicles. The rear garden is perfect for entertaining, with a raised patio for summer barbecues and a lower grassed area, ideal for children's play or outdoor activities.

A wonderful home full of possibilities!



#### Marsden Road, 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)