

Because life is

PettyTM
Real

64 Lydgate
Burnley
BB10 2DU



For Sale

- Perfect Family Home!
- **For Sale With No Onward Chain Delay!!**
- Highly Desirable Location.
- Three Bedroom Semi Detached House.
- Large Reception Room & Kitchen / Dining Area!

Offers In The Region Of £225,000

- Tiered Rear Garden.
- Multi Off Road Parking Spaces & Garage.
- Council Tax Band: C (Burnley.)
- EPC Rating: D.
- Freehold.



Lydgate, Burnley – Spacious Three-Bedroom Semi-Detached Home

Nestled in a sought-after residential area, Lydgate, Burnley, presents an excellent opportunity for growing families looking to upsize. Offered for sale with no onward chain delay, this well-proportioned three-bedroom semi-detached home boasts ample living space, off-road parking, and a garage.

Upon entering, you are welcomed by a large, bright reception room, perfect for relaxing or entertaining. This leads seamlessly into the kitchen-dining area, offering an ideal space for family meals and social gatherings.

To the rear, the property features a three-tiered garden, providing a versatile outdoor area for children to play, gardening enthusiasts, or summer barbecues.

Heading upstairs, you will find two generous double bedrooms, both similar in size, offering plenty of space for a growing family. The third bedroom, located towards the front, is perfect as a child's room, guest bedroom, or a home office, catering to modern-day flexible living.

The attic space is boarded for storage and has a light as well as a pull down ladder for access.

Completing the first floor is a three-piece family bathroom suite, comprising a shower over bath, toilet, and sink.

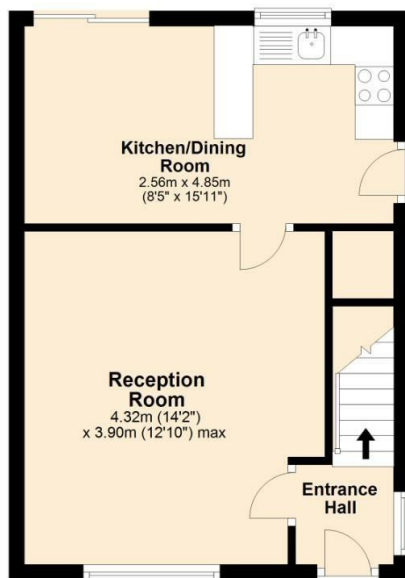
Externally, the property benefits from off-road parking for approximately three to four vehicles, ensuring convenience for multi-car households. Additionally, the garage provides extra storage space or secure parking.

Located within close proximity to local schools, amenities, and transport links, this fantastic home is ready for its next owners to put their stamp on it.

Don't miss out – contact us today to arrange a viewing!

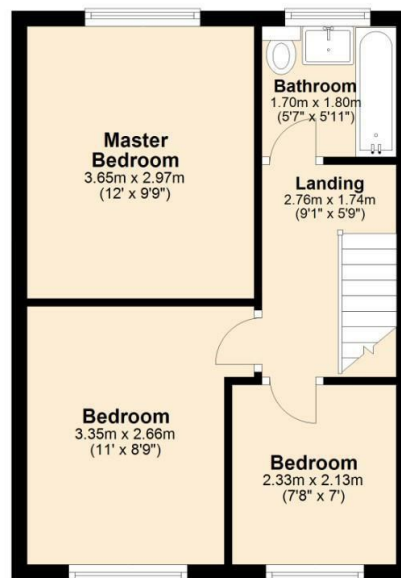
Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 sq. feet)

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.

Lydgate, 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

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burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk