

Because life is

PettyTM
Real

24 Clarkson Close
Burnley
BB10 2AQ



For Sale

- Attention Growing Families!
- Three Bedroom Semi Detached House.
- Stunning Open Plan Downstairs Area: Reception With Kitchen Dining Space.
- Master Bedroom With En-Suite.
- Deceptively Large Second Bedroom.

Offers Over £215,000

- Off Road Parking.
- Rear Garden Space.
- Council Tax Band: C (Burnley.)
- EPC Rating: C.
- Freehold.



Welcome to Clarkson Close, Burnley – a superb three-bedroom semi-detached home, ideal for growing families ready to take the next step on the property ladder.

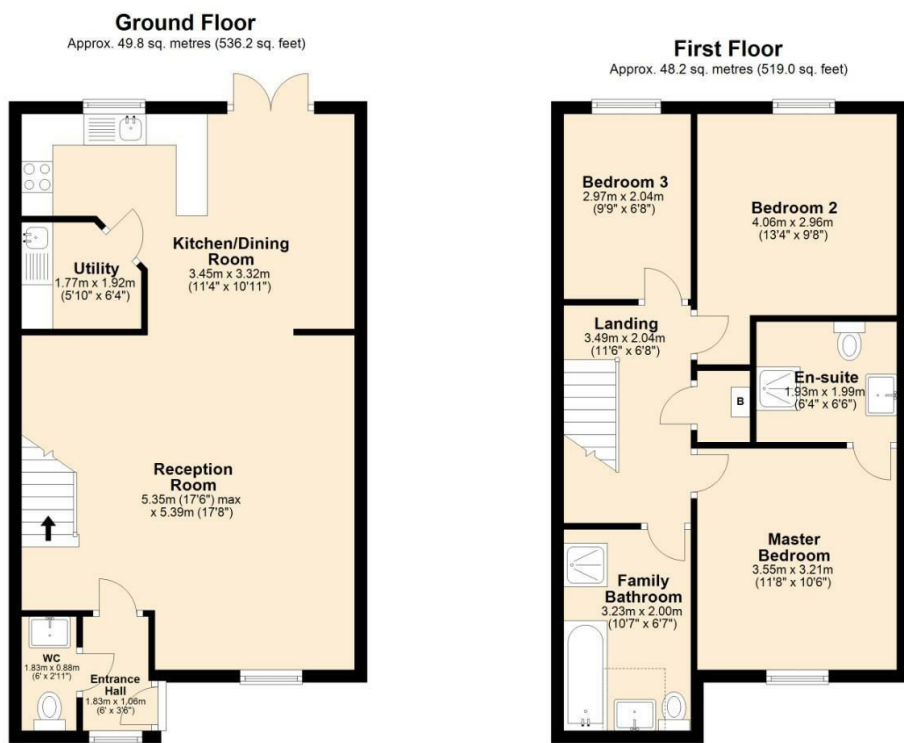
Tucked away in a highly desirable cul-de-sac, this beautifully presented property offers spacious, modern living with the added benefit of off-road parking and a private rear garden.

As you step through the entrance hall, you're greeted by a convenient downstairs W/C, complete with toilet and sink. Beyond this, the generous reception room serves as the main living space, perfect for relaxing or entertaining, with ample room for sofas, media units, coffee tables, and more.

To the rear of the property lies the impressive open-plan kitchen and dining area. Designed with family life and entertaining in mind, the kitchen boasts excellent counter space along the left and back walls, with a stylish breakfast bar on the right, positioned by the double doors that open out to the garden – perfect for indoor-outdoor living in warmer months. Adjacent to the kitchen is a separate utility room, offering additional sink space and room for both a washing machine and dryer.

Upstairs, the family bathroom features a modern four-piece suite, including a walk-in shower, bath, toilet, and sink. The master bedroom is spacious and bright, easily accommodating a large bed, wardrobes, and bedside tables. It also benefits from a sleek en-suite shower room, with walk-in shower, toilet, and sink. The second bedroom is deceptively spacious – ideal for a teenager or older child – while the third bedroom makes a perfect nursery, guest room, or home office.

With its generous layout, modern features, and sought-after location, this home is ready to welcome its new owners. Don't miss your chance to view this fantastic property – contact us today to arrange a viewing!



Total area: approx. 98.0 sq. metres (1055.2 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.

Clarkson Close, 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.

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