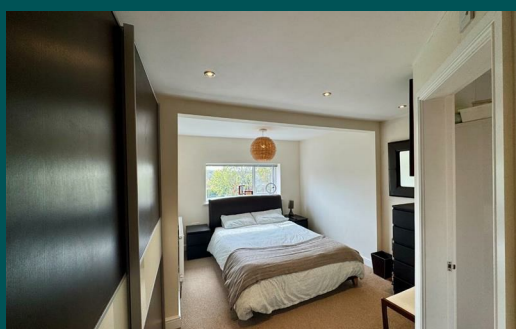


Because life is

PettyTM
Real

15 Brantfell Drive
Burnley
BB12 8AW



For Sale

- Attention Families - Perfect Detached Home!
- Four Bedrooms - Master Bedroom Featuring En-Suite!
- Three Piece Family Bathroom & Downstairs W/C.
- Open Plan Living Dining Area To Rear Of Property With Extension.
- Rear Garden.

Offers In The Region Of £335,000

- Detached Garage & Off Road Parking Spaces.
- Ideal Location Between Burnley & Padiham.
- EPC Rating: C.
- Council Tax Band: D (Burnley.)
- Freehold.



Petty Real are delighted to bring to market this spacious four-bedroom detached home on Brantfell Drive, ideally located in the desirable Ightenhill area of Burnley—perfectly suited for modern family living.

Upon entering the property, you're welcomed by a hallway leading to a convenient downstairs W/C with sink and toilet. To the end of the hall, a versatile reception room offers flexibility—ideal as a home office, playroom, or guest bedroom.

The kitchen sits to the front of the property and boasts worktops on all four walls, with plentiful lower and upper storage. This flows seamlessly into a designated dining area—perfect for family meals and entertaining.

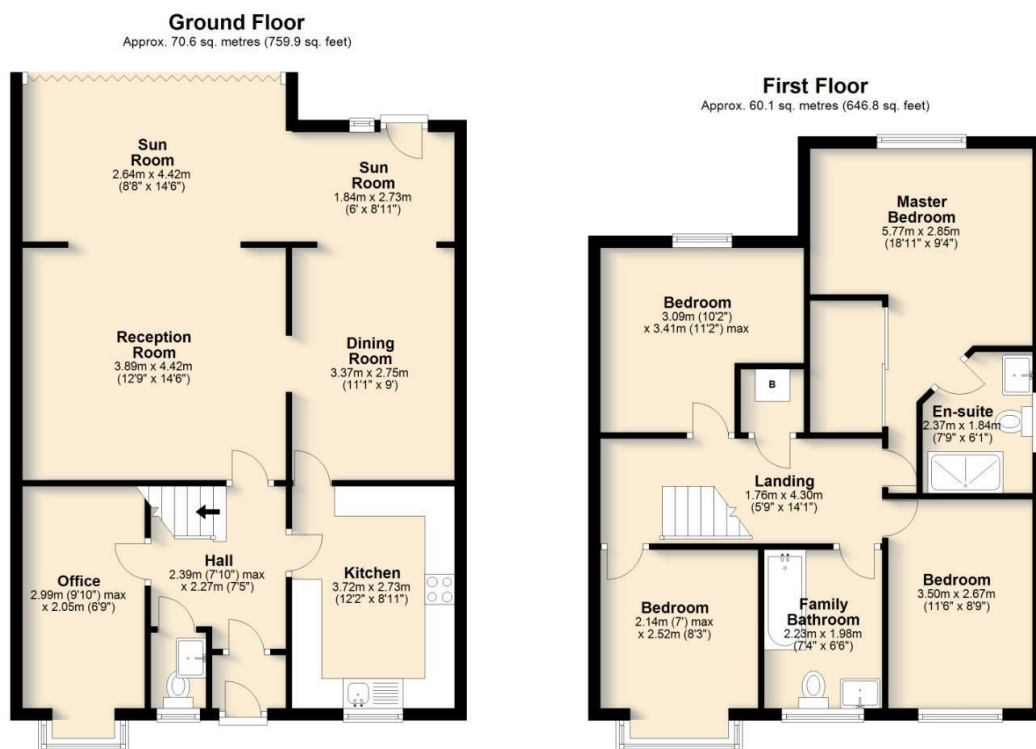
Across the hallway is the main lounge, offering ample room for various furniture arrangements. A TV feature wall and plenty of floor space make it ideal for relaxed evenings. The living space extends into a conservatory and an additional rear extension, featuring bifold doors that open out to a private garden. Twin skylights add even more natural light, creating a bright and airy feel.

Upstairs, the fourth bedroom overlooks the front and is ideal for a child's room. Bedrooms two and three are well-sized—perfect for teenagers—with room for desks, wardrobes, or additional seating. The generous master bedroom sits above the extension and benefits from large fitted wardrobes and a modern three-piece en-suite with walk-in shower.

Externally, the property includes a detached garage and a spacious driveway with room for 3–4 vehicles.

Key Information:
EPC: TBC
Tenure: Freehold
Council Tax Band: D

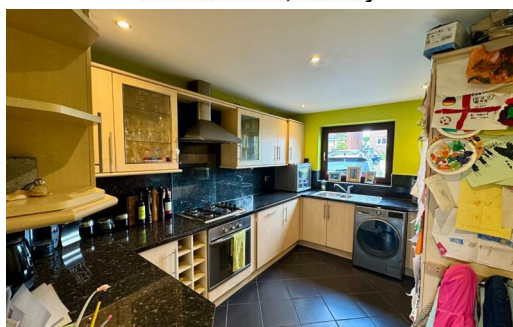
A superb family home in a sought-after location—early viewing is highly recommended.



Total area: approx. 130.7 sq. metres (1406.7 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.

Brantfell Drive, 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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