

Because life is

PettyTM
Real

66 Harrogate Crescent
Burnley
BB10 2NX



For Sale

- Perfect Family Home!
- Four Bedroom Semi Detached.
- Large Reception Room & Seperate Dining Room.
- Stunning Kitchen Area.
- Downstairs Utility & Shower Room.

Offers In The Region Of £249,950

- Rear Garden Space.
- Stunning Views From Property Across Burnley.
- EPC Rating: D.
- Council Tax Band: Ask Agent.
- Leasehold.



Petty Real proudly presents this spacious four-bedroom semi-detached home on Harrogate Crescent, Burnley—perfect for growing families seeking to settle in the popular Briercliffe area.

Upon entering the property via the front door and hallway, you're welcomed into a generously sized reception room to the right, ideal as the main living space. Flowing seamlessly through double doors is the dining room, situated at the rear of the property—a fantastic spot for family meals or entertaining, with direct access to both the kitchen and living area. A rear-facing window allows natural light to fill the space.

Leading off from the dining area is a practical utility room, offering space for a freestanding washer, dryer, and fridge freezer, along with counter space and storage units above. Also located here is a convenient three-piece downstairs bathroom featuring a walk-in shower, WC, and basin.

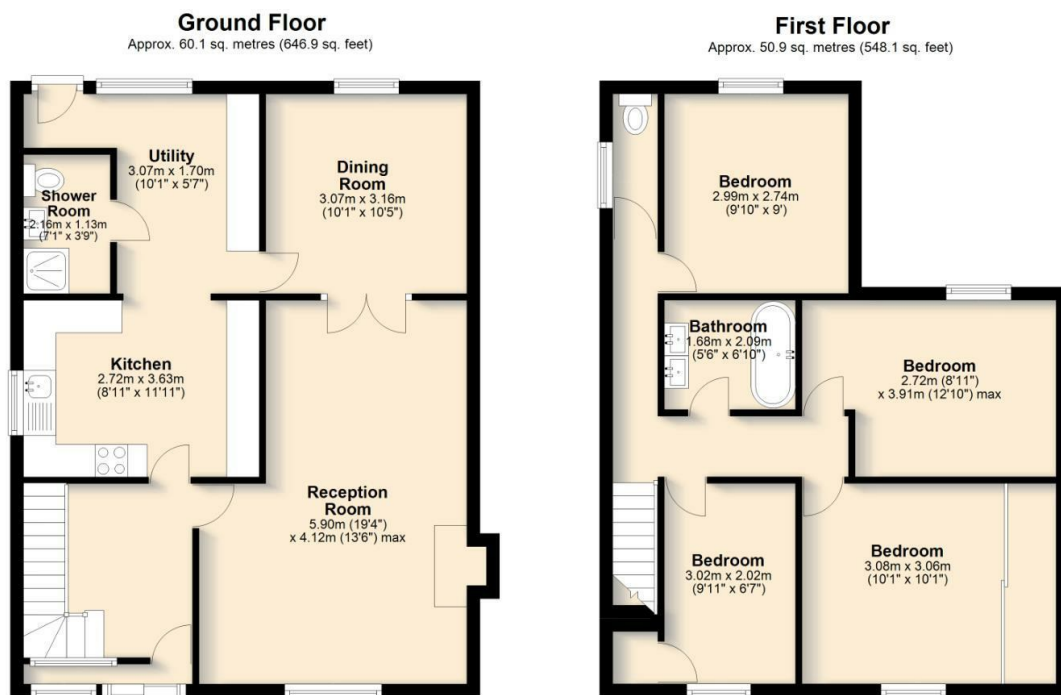
The kitchen is a modern highlight of the home, boasting ample worktop space and cabinetry. It includes a gas hob, integrated oven and grill, dishwasher, and sink positioned beneath a side window.

Upstairs, the master bedroom lies to the front of the property—an impressively sized room with a fitted wardrobe and space for a freestanding bed and furniture. Bedroom four is adjacent, ideal as a nursery, child's room, or home office. Bedroom two overlooks the rear garden and is perfectly suited for a child or teenager. The stylish family bathroom offers a double sink, bath with overhead shower, and sleek finishes. A separate WC is located off the landing, alongside bedroom three, another rear-facing room offering flexibility for family or guests.

Externally, the rear garden offers private outdoor space, ideal for relaxing or play.

Key Information:
EPC Rating: D.
Council Tax Band: Ask Agent.
Leasehold.

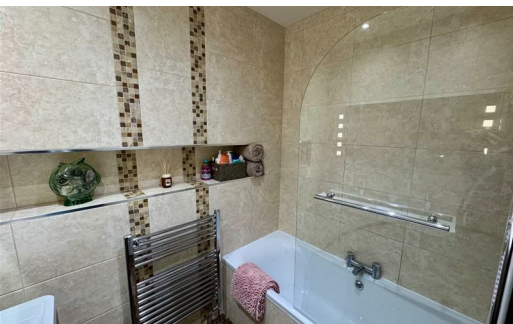
A superb family home in a sought-after location—early viewing is highly recommended.



Total area: approx. 111.0 sq. metres (1195.0 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.

Harrogate Crescent, 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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