

Because life is

PettyTM
Real

159 Oxford Road
Burnley
BB11 3HL



For Sale

Asking Price £215,000

- Stunning Family Home Over Three Floors.
- Two Reception Rooms (One Ground Floor & One First Floor.)
- Large Kitchen Dining Space With Double Doors Leading To Rear Garden.
- Three Piece Family Bathroom & Three Piece En-Suite To Master Bedroom.
- Understairs W/C On Ground Floor.

- Four Great Size Bedrooms.
- Private Rear Garden.
- Two Off Road Parking Spaces To The Front Of The Property.
- Located A Short Drive From Burnley Town Centre & Turf Moor.
- Leasehold | Council Tax Band: C | EPC Rating: C



Petty Real are delighted to present to the market this spacious four-bedroom, two-reception family home on Oxford Road, Burnley. Set over three well-appointed floors, the property offers generous living accommodation ideal for growing families or those seeking flexible space.

Upon entering, the first reception room sits to the right, currently used as a dining room and featuring an attractive bay window that floods the space with natural light. Conveniently positioned beneath the staircase is a handy W/C. To the left, the impressive kitchen-dining area provides a sociable hub of the home, with the kitchen positioned toward the rear and fitted with counter space along three walls. The sink enjoys a pleasant outlook over the rear garden, and there is ample room for a large fridge freezer and dining table.

The first floor hosts a second reception room, mirroring the size of the room below and offering excellent versatility as a lounge or playroom. Across the landing are two well-proportioned bedrooms, ideal as children's rooms, guest spaces, or home offices. A modern three-piece family bathroom completes this floor, fitted with a bath with overhead shower, sink, and toilet.

The top floor houses two further generously sized bedrooms. The master bedroom benefits from built-in wardrobe space and a contemporary three-piece en-suite featuring a walk-in shower, sink, and toilet. The fourth bedroom is also a superb size, perfect for older children or visitors.

With its versatile layout, excellent bedroom sizes, and convenient location, this property offers a fantastic opportunity for prospective buyers. Early viewing is highly recommended to avoid disappointment.



Total area: approx. 121.9 sq. metres (1312.2 sq. feet)
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanUp.

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

www.pettyreal.co.uk