

Because life is

Petty<sup>TM</sup>  
Real

Ousel Rock Pendlehurst Street  
Burnley  
BB11 4RL



For Sale

Offers In The Region Of £380,000

- Semi-Detached House
- Four Double Bedrooms
- Stunning Garden
- Beautiful Views Over Scott Park
- Single, Detached Garage

- Two Spacious Reception Rooms
- Grand Foyer
- Charming Character & Original Features
- Fantastic Family Home
- Amazing Potential





Upon entering the residence, you step into a grand foyer featuring a magnificent staircase that sweeps upward in a graceful curve, showcasing the house's grandeur. The staircase serves as a focal point, inviting you to explore the various rooms and levels of this splendid home.

The ground floor of Ousel Rock offers two vast reception rooms, each exuding an air of sophistication and warmth. Large windows grace the walls, allowing an abundance of natural light to filter in, and offering delightful views of the picturesque surroundings.

Adjacent to one of the reception rooms is the well-appointed kitchen, strategically placed for easy access and convenience. The kitchen features modern appliances, ample counter space, and the exciting potential to be expanded into a larger kitchen/diner, providing an ideal space for culinary creativity and entertaining.

Connected to the kitchen is a practical utility room, designed to streamline household chores and offer additional storage solutions. A unique feature of Ousel Rock is its dedicated pantry room, which offers an organized and efficient space for storing groceries and kitchen essentials, further enhancing the functionality of the kitchen.

The residence boasts four double bedrooms, providing spacious and comfortable living spaces for family members or guests. Additionally, there is an attic room that offers versatility as a home office or studio.

The bathroom is equipped with a three-piece suite, comprising a bath with an overhead shower, a WC, and a hand wash basin. There is also a separate toilet for added convenience.

The garden at Ousel Rock is a serene retreat, overlooking the park at the rear. It features a patio space, perfect for outdoor dining and relaxation, as well as a lush grassy area for outdoor activities and gardening enthusiasts.

A single detached garage, accompanied by a yard space, offers secure parking and additional storage.



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](mailto:Burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)