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6 Brantfell Drive  
Burnley BB12 8AW

£199,950



### Key Features:

- Stunning 3 Bed Detached Home
- Open Plan Lounge & Diner
- 2 Double Bed & 1 Single Bed
- Beautifully Landscaped Garden
- Ideal For Families Or Downsizers
- Popular Ightenhill Area Of Burnley
- Superb Conservatory Extension
- Stylish Family Bathroom
- Drive & single Garage
- Internal Viewing Essential

Tenure: Freehold  
EPC Rating: D  
Council Tax Band:





## 3 BEDROOM House - Detached



### Main Description:

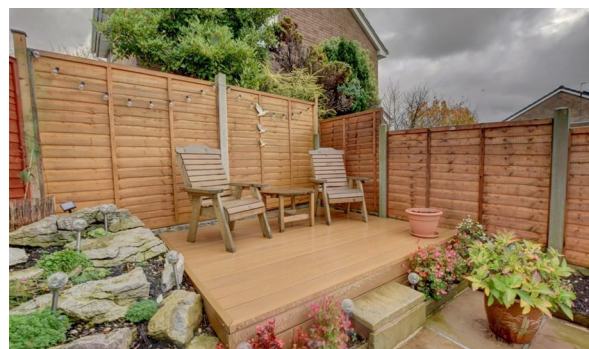
Situated in the highly sought after Ightenhill District of Burnley this absolutely stunning three bedroom detached property provides the ideal purchase for the growing family or potential downsizers that simply must be viewed for its internal luxurious features to be fully appreciated.

Entering the property through the "Rock" door, to the ground floor you are initially greeted by the entrance porch complete with a two piece cloakroom which opens to the entrance hallway together with useful understairs storage. The open plan family lounge/dining room is generous in size and able to house a generous amount of furniture.

The galley kitchen houses a modern range of matching wall and base units with co-ordinating working surfaces which opens to the conservatory extension was added circa 2012 and provides superb additional flexible accommodation, luxurious Karndean flooring is fitted throughout the kitchen and conservatory.

On the first floor there are two double bedrooms with fitted wardrobes, a good sized single bedroom the family bathroom houses a modern three piece bathroom suite consisting of a panel bath thermostatic mixer shower over the bath, pedestal wash hand basin, low level W.C., Karndean flooring, practical tiled splashbacks and inset spotlights to the ceiling

Externally the property benefits from a well presented front garden complete with a private driveway that provides access to the single garage. The rear garden has recently been beautifully landscaped consisting of 'Indian' stone paving and a composite raised decking area. The property also benefits from a burglar alarm system with remote access.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property