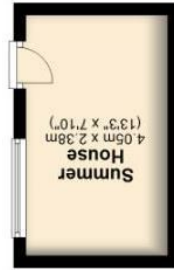
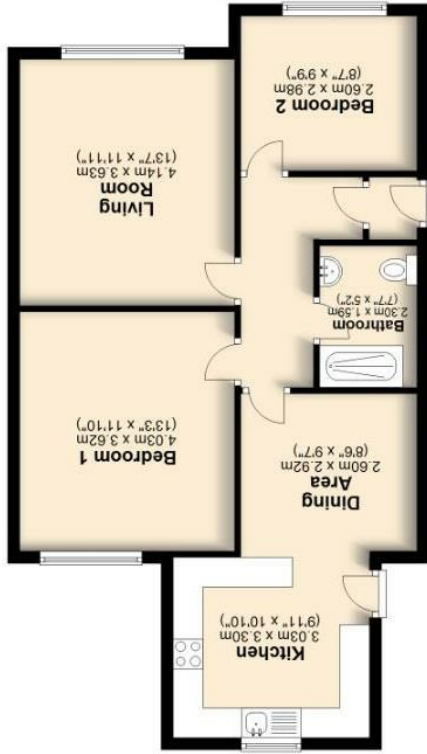




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Total area: approx. 76.9 sq. metres (827.8 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using Floorplanner



Ground Floor  
Approx. 76.9 sq. metres (827.8 sq. feet)

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Offers In The Region Of £239,950

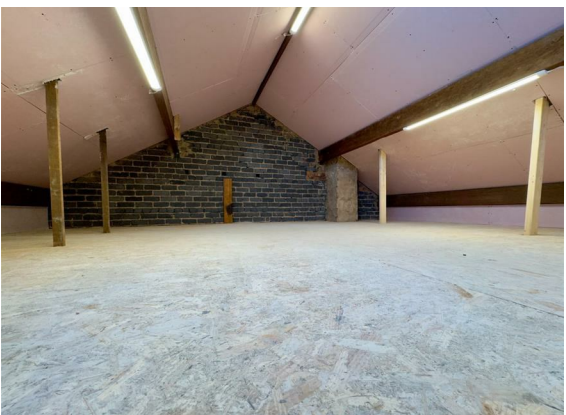


23 Ighten Road

Burnley  
BB12 0JF



Council Tax Band: B



Petty Real are delighted to present for sale this beautifully refurbished two-bedroom semi-detached bungalow, ideally situated on Ighten Road in the highly sought-after area of Ightenhill. This exceptional home offers stylish, single-level living with a spacious front reception room, two well-proportioned bedrooms, and a contemporary three-piece bathroom complete with a walk-in shower.

At the heart of the property is a stunning kitchen dining space, finished to an impressive standard, featuring a sink perfectly positioned beneath a window that enjoys lovely open views. The home further benefits from a fully re-insulated and boarded loft, complete with ladder access and a Velux window, providing excellent additional storage or potential.

Externally, the property continues to impress with ample off-road parking and well-maintained gardens to both the front and rear, along with a versatile summer house currently used as a bar/office space. Combining modern finishes with a fantastic location, this is a superb opportunity not to be missed.

### Property Description

Step inside this beautifully refurbished semi-detached bungalow and you are welcomed into a handy entrance vestibule (1.74m x 1.03m), setting the tone for the well-presented accommodation throughout.

Positioned at the front of the property, the reception room (3.63m x 4.14m) is a bright and inviting space, enhanced by a large front-facing window that floods the room with natural light. There is ample space here for a variety of freestanding furniture arrangements, making it ideal for both relaxing and entertaining.

Adjacent to the reception room is the second bedroom (2.98m x 2.60m), a versatile room perfectly suited as a guest bedroom or a comfortable home office for modern living.

Across the hallway, the bathroom (1.50m x 2.30m) has been newly fitted with a stylish three-piece suite, comprising a walk-in shower, wash basin and low-level WC, finished to a contemporary standard.

The master bedroom (3.62m x 4.03m) is located to the rear of the property, enjoying pleasant views over the garden. This generously sized room offers ample space for a large bed, bedside furniture and wardrobes, while a large window ensures the room is filled with natural light.

To the rear, the dining room (2.92m x 2.60m) provides a fantastic space for family meals and entertaining, flowing seamlessly into the kitchen. The kitchen (3.30m x 3.03m) is undoubtedly a standout feature of the home—beautifully designed with units and work surfaces on all four walls, creating a highly practical yet stylish space. A sink is perfectly positioned beneath the rear window, offering attractive elevated views across Burnley. Integrated appliances include a washing machine and dishwasher, while the oven and hob are conveniently located along the right-hand wall. Ample wall and base units provide excellent storage solutions.

Further enhancing the property is the fully boarded and re-insulated loft space, accessed via a pull-down ladder. Featuring a Velux window and housing the boiler, this area offers excellent storage and exciting potential for a variety of uses.

View more about this property online....

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