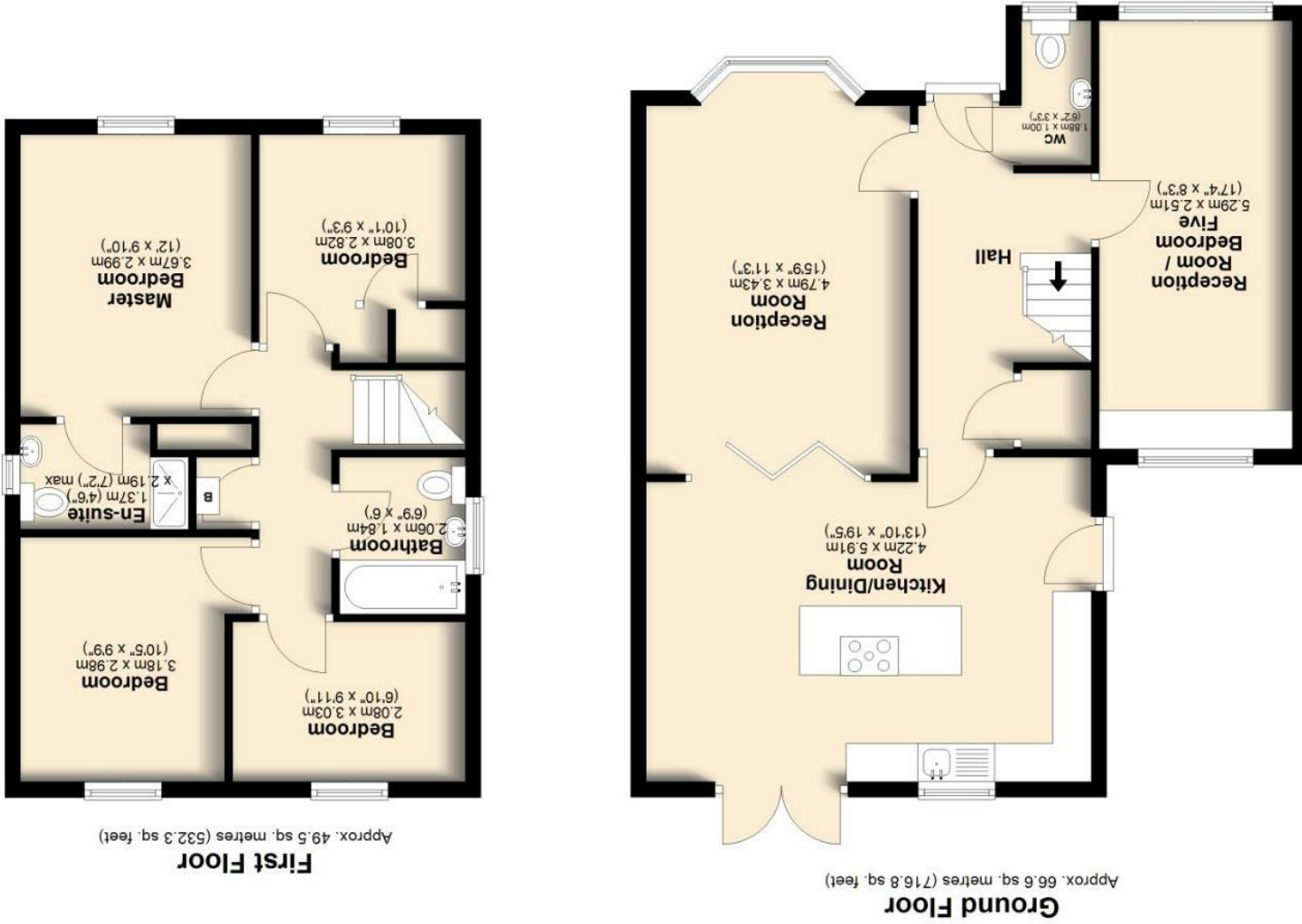




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Wellfield Drive, Burnley

Total area: approx. 116.0 sq. metres (1249.1 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



Asking Price £350,000



192 Wellfield Drive

Burnley  
BB12 0JD



Council Tax Band: D



Petty Real are delighted to present for sale this spacious four bedroom detached family home, ideally positioned on the popular Wellfield Drive in Burnley.

Externally, the property offers off-road parking to the front for two vehicles. Upon entering, the welcoming hallway leads to a convenient downstairs WC comprising a sink and toilet. Also located on the ground floor is an additional versatile reception room, currently utilised as a gym/utility space, but equally suitable as a fifth bedroom, home office or playroom.

The main reception room is a bright and well-proportioned living space, enhanced by a bay window and offering ample room for a large sofa, TV unit and additional furniture. To the rear sits the true heart of the home: a stunning open-plan kitchen dining room. This exceptional space features extensive worktop surfaces along the left and rear walls, with the sink positioned beneath the rear window. A central island houses the hob and incorporates a breakfast bar, making it perfect for both everyday living and entertaining. Double doors open directly onto the rear garden, with an additional side door providing external access.

To the first floor, the master bedroom is located at the front of the property and offers generous proportions, fitted wardrobes and a modern three-piece en-suite comprising a walk-in shower, sink and WC. Three further bedrooms are all well balanced in size, ideal for children, guests or home office use. The family bathroom completes the accommodation and includes a bath with overhead shower, WC and sink with storage beneath.

Occupying a desirable corner plot, the property benefits from a beautiful wrap-around garden, ideal for outdoor enthusiasts and family gatherings. Wellfield Drive is conveniently located, with the M65 motorway just a five-minute drive away, making this an excellent choice for commuters.

View more about this property online....

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

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