

Because life is

PettyTM
Real

10 Reedfield
Burnley
BB10 2NJ



For Sale

- Available For Sale With No Onward Chain Delay!
- Four Bedroom Detached Family Home.
- Large Reception Rooms (Garage Converted Into Reception With W/C).
- Kitchen With Ample Counter Space.
- Bright Conservatory Overlooking Rear Garden.

Offers Over £345,000

- Master Bedroom With Fitted Storage & Three Piece En-Suite.
- Three Piece Family Bathroom.
- Spacious Garden To Rear.
- Multiple Off Road Parking Spaces.
- Freehold | EPC Rating: TBC | Council Tax Band: D.



Petty Real are delighted to present Reedfield, Burnley — a superb four-bedroom detached family home set within the highly sought-after Reedley area. Offering spacious and versatile living accommodation throughout, this property is perfect for families looking to upsize in a quiet, well-connected location.

To the front, the home boasts a large multi-car driveway, providing ample off-road parking. Stepping inside, the ground floor features multiple reception areas ideal for modern family living. To the left, a bright open-plan lounge and dining area flows effortlessly into a conservatory, overlooking the private rear garden — a perfect setting for relaxing or entertaining.

The kitchen, positioned at the rear of the home, offers generous worktop space, ample storage, and a breakfast bar ideal for casual dining. A window above the sink provides a lovely garden view, while a door offers direct outdoor access.

On the right-hand side of the property, the former garage has been thoughtfully converted into a versatile additional reception room, ideal for a playroom, home office, or snug. This space also benefits from a convenient downstairs W/C.

Upstairs, the first floor presents four well-proportioned bedrooms. The master bedroom enjoys a range of fitted wardrobes and a modern three-piece en-suite with walk-in shower. The second bedroom, located at the front, is a generous double with dual windows that flood the room with natural light — ideal for a growing teenager. To the rear, two further bedrooms offer comfortable spaces for children or guests. Completing the first floor is the family bathroom, comprising a three-piece suite with bath and overhead shower.

Externally, the property enjoys a well-maintained rear garden, providing a private outdoor retreat for family activities and summer gatherings.

A wonderful opportunity to acquire a spacious, well-presented family home in one of Burnley's most desirable areas. Early viewing is highly recommended.



Reedfield, 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