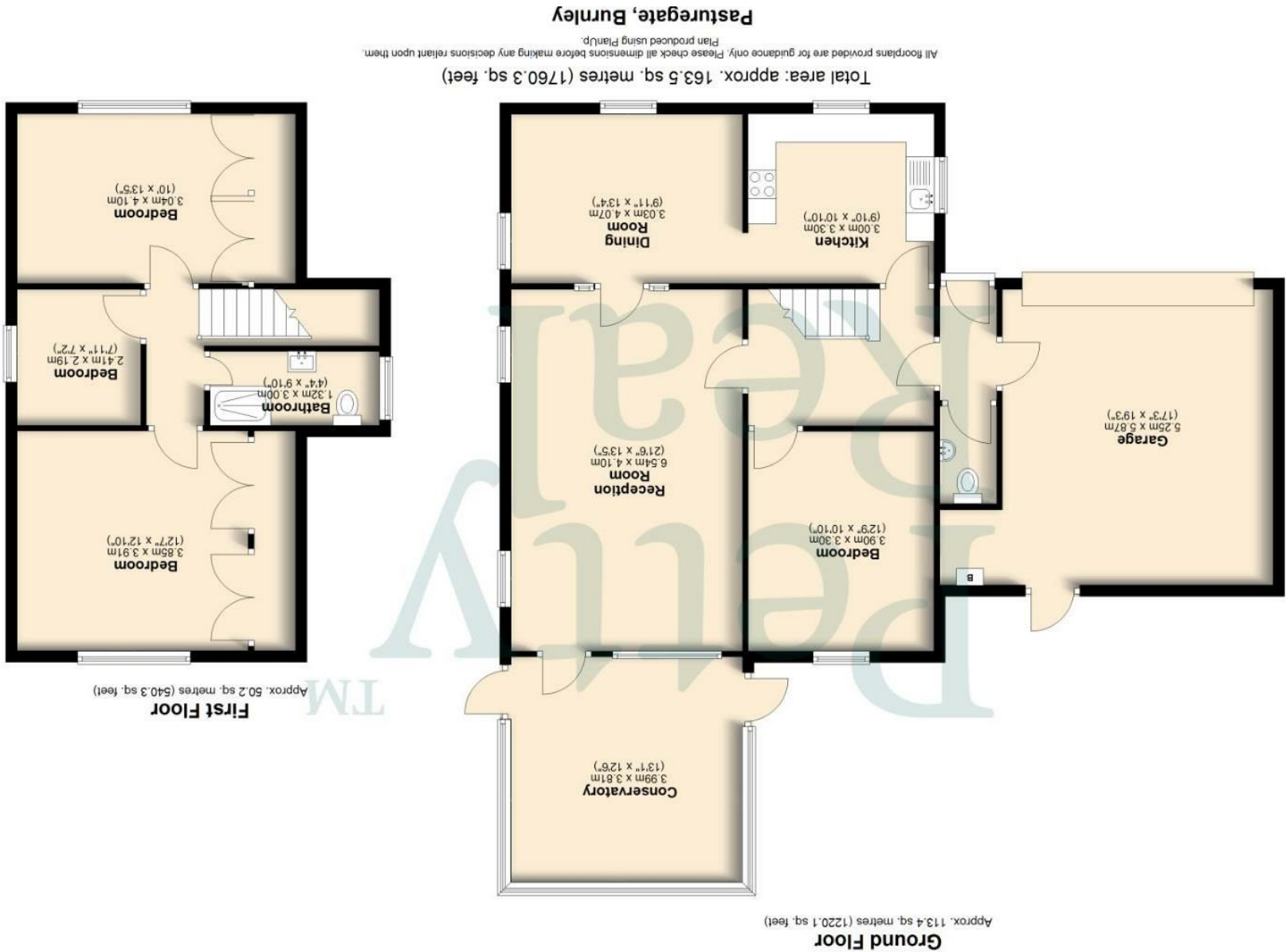


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Because life is

**Petty
Real**

Asking Price £340,000



45 Pasturegate

Burnley
BB11 4DE

4 1 2

Council Tax Band: E



Petty Real are delighted to present to the market Pasturegate, Burnley — a substantial four-bedroom detached family home offering generous and versatile living accommodation throughout. With expansive living space, a ground floor bedroom and an exceptionally large rear garden, this is a home perfectly suited to growing families.

To the ground floor, the property boasts a spacious main reception room, ideal for both relaxing and entertaining, alongside a separate dining room that seamlessly links to the kitchen. To the rear, a bright conservatory provides additional living space while offering lovely views and direct access to the impressive, generously sized back garden. A ground floor bedroom adds flexibility for multi-generational living, guest accommodation or a home office. Completing the downstairs layout is a convenient W/C and internal access to the garage, providing secure parking and valuable additional storage space.

Externally, the property benefits from a driveway to the front with ample space for multiple vehicles. Situated just a short drive from Burnley town centre and Manchester Road train station, the home offers excellent access to local amenities, transport links and commuter routes, making it ideally positioned for modern family life.

Property Description

Ground Floor

The property is entered via an entrance vestibule (1.91m x 1.00m), providing access to the garage on the left-hand side and the downstairs W/C.

The garage (5.25m x 4.79m) offers excellent additional storage space or secure parking for a vehicle. The electric door is remote controlled and was replaced within the last twelve months. The garage also houses the boiler and benefits from a further door leading to the rear of the property, adding practicality and convenience.

The downstairs W/C (1.73m x 1.10m) comprises a sink and toilet and is conveniently positioned just off the entrance vestibule.

Moving through to the hallway (2.42m x 3.72m), where stairs lead to the first floor and access is provided to the main ground floor rooms.

The ground floor bedroom overlooks the rear of the property and offers excellent flexibility of use. Currently utilised as a bedroom, it could easily serve as an additional reception room, guest bedroom or home office depending on a buyer's requirements.

The kitchen (3.00m x 3.30m) features ample fitted storage units both above and below the counters, along with generous worktop space. There are two windows to the front and side aspects, allowing plenty of natural light, with the sink positioned beneath the side window.

Located just off the kitchen is the dining room (3.02m x 4.01m) — an ideal space for family meals and entertaining extended family. The room comfortably accommodates a large dining table and benefits from two windows, creating a bright and welcoming atmosphere.

The primary reception room (6.54m x 4.09m) can be accessed from both the hallway and the dining room, providing a superb flow to the ground floor layout. This substantial room allows for a variety of furniture arrangements to suit any lifestyle, with two windows enhancing the sense of space and natural light throughout.

Leading from the reception room is the conservatory, a wonderful addition that blends indoor and outdoor living. With ample space for a large table and chairs, and doors located on either side opening onto the exceptionally large rear garden, this space is perfect for enjoying the garden all year round.

First Floor

To the first floor, the master bedroom (3.84m x 3.91m) is positioned at the rear of the property. This spacious double room benefits from large fitted wardrobes and a generous window allowing for plenty of natural light.

The second bedroom (3.03m x 4.10m) is located to the front of the property and mirrors the master in its generous proportions and fitted wardrobes. Both bedrooms comfortably accommodate large furniture arrangements, including beds with bedside cabinets and additional storage.

Bedroom three (2.41m x 2.18m) is currently utilised as a dressing room but would make an ideal children's bedroom, nursery or home office workspace.

The bathroom (1.85m x 3.00m) is situated adjacent to bedroom three and comprises a walk-in shower, sink and toilet. The room has been exceptionally well maintained and provides a clean, modern space to serve the first floor.

This well-proportioned home combines versatile internal accommodation with excellent storage and an impressive rear garden, making it a fantastic opportunity for families seeking space and flexibility.

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