

Because life is

Petty
RealTM

192 Wellfield Drive
Burnley
BB12 0JD



For Sale

Asking Price £350,000

- Beautiful Detached Family Home!
- Stunning Kitchen Dining Room.
- Two Large Reception Rooms.
- Four Bedrooms - Primary Bedroom With Three Piece En-Suite.
- Three Piece Family Bathroom & Downstairs W/C.

- Large Wrap Around Garden To Rear.
- Off Road Parking Spaces To The Front.
- Highly Desirable Family Location!
- Great Access To Major Motorways (M65 A Short Drive.)
- Freehold | Council Tax Band: D | EPC Rating: C.



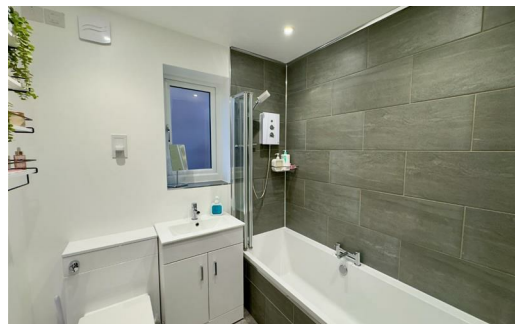
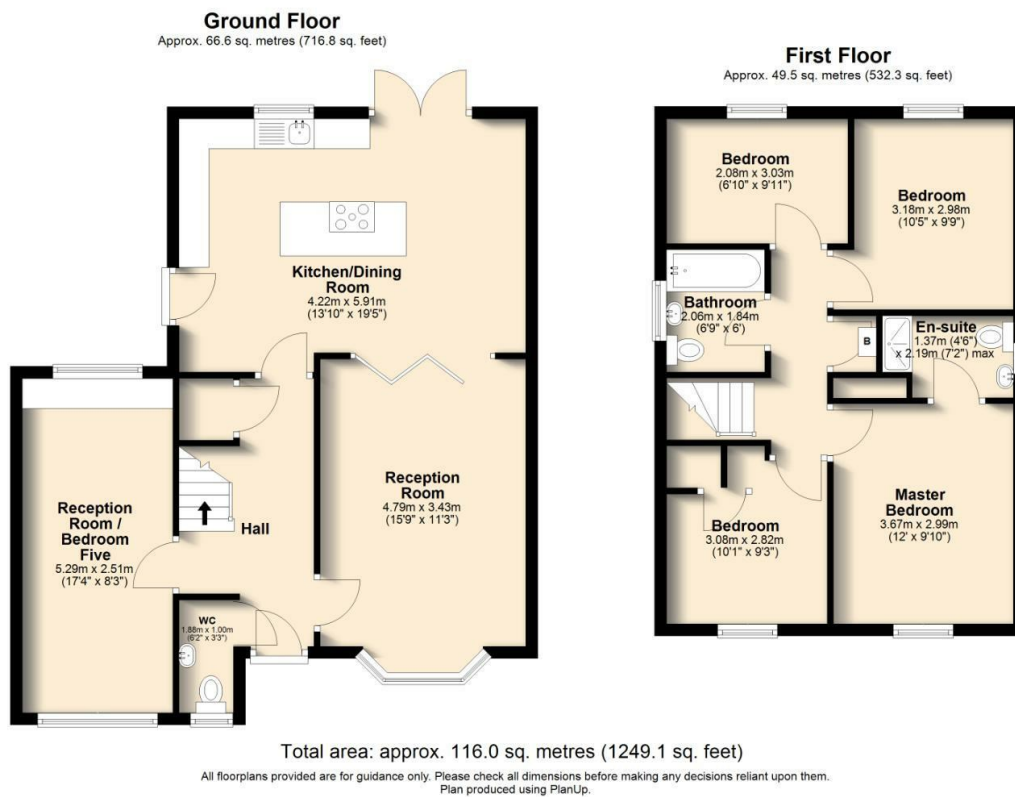
Petty Real are delighted to present for sale this spacious four bedroom detached family home, ideally positioned on the popular Wellfield Drive in Burnley.

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.



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.

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