

Because life is

PettyTM
Real

13 Clockhouse Grove
Burnley
BB10 2UA



For Sale

Asking Price £375,000

- Stunning Detached Family Home - Located Within A Highly Desirable Area!
- Five Bedrooms - Four Boasting New Fitted Wardrobes.
- Cosy Reception Room To Front Along With Converted Gym / Games Room.
- Amazing Kitchen Dining Room With Separate Utility.

- Orangery Located Off The Kitchen Dining Room With New Double ByFolding Doors.
- Three Piece Family Bathroom & Downstairs W/C.
- Rear Garden & Patio Area.
- Two Off Road Parking Spaces (Driveway) With EV Charger Fitted.
- Stunning Views Across Burnley.
- Freehold | Council Tax Band: E | EPC Rating: C.



Exceptional Family Living at Clockhouse Grove, Burnley!
Petty Real is delighted to present this stunning five-bedroom detached property for sale, an ideal family home offering superb space for multi-generational living.

Key Features

Five Bedrooms (Four with integrated/fitted storage), Three Reception Rooms, Fantastic Orangery, Recently Renovated Garden & Drive, New Roof (Last 12 Months)

Ground Floor

The property is accessed via a driveway with two off-road parking spaces and an EV charging point. The welcoming entrance hall leads to the first reception room, a spacious main lounge boasting a box bay window, perfect for large freestanding furniture. A convenient downstairs WC is located across the hall. A second reception room (currently used as a gym/games room) offers versatile use. To the rear, the well-thought-out kitchen/dining area features ample counter space and storage, complemented by a three-person breakfast bar. A dedicated utility room provides plumbing for a washing machine and dryer, housing the boiler. The phenomenal addition of an orangery (fitted four years ago) provides seamless indoor/outdoor living across all seasons, thanks to two sets of bi-folding doors opening to the recently landscaped and levelled garden.

First Floor

The first floor hosts five generous bedrooms. The master bedroom is luxuriously appointed with extensive fitted furniture. Bedroom two also benefits from fitted storage and a fitted desk/make-up space. Bedroom four features new fitted furniture and a sliding door leading to a Jack & Jill balcony with picturesque views across Burnley & Pendle. Bedrooms three and five also offer fitted storage or ample space for freestanding units. The family bathroom is a three-piece suite, comprising a toilet, sink, and a bath with an overhead rainfall shower.

With a fully replaced roof within the last 12 months, this property is ready to move into and enjoy.

Early viewing is highly recommended!



Total area: approx. 155.6 sq. metres (1675.2 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Clockhouse Grove, 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.

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