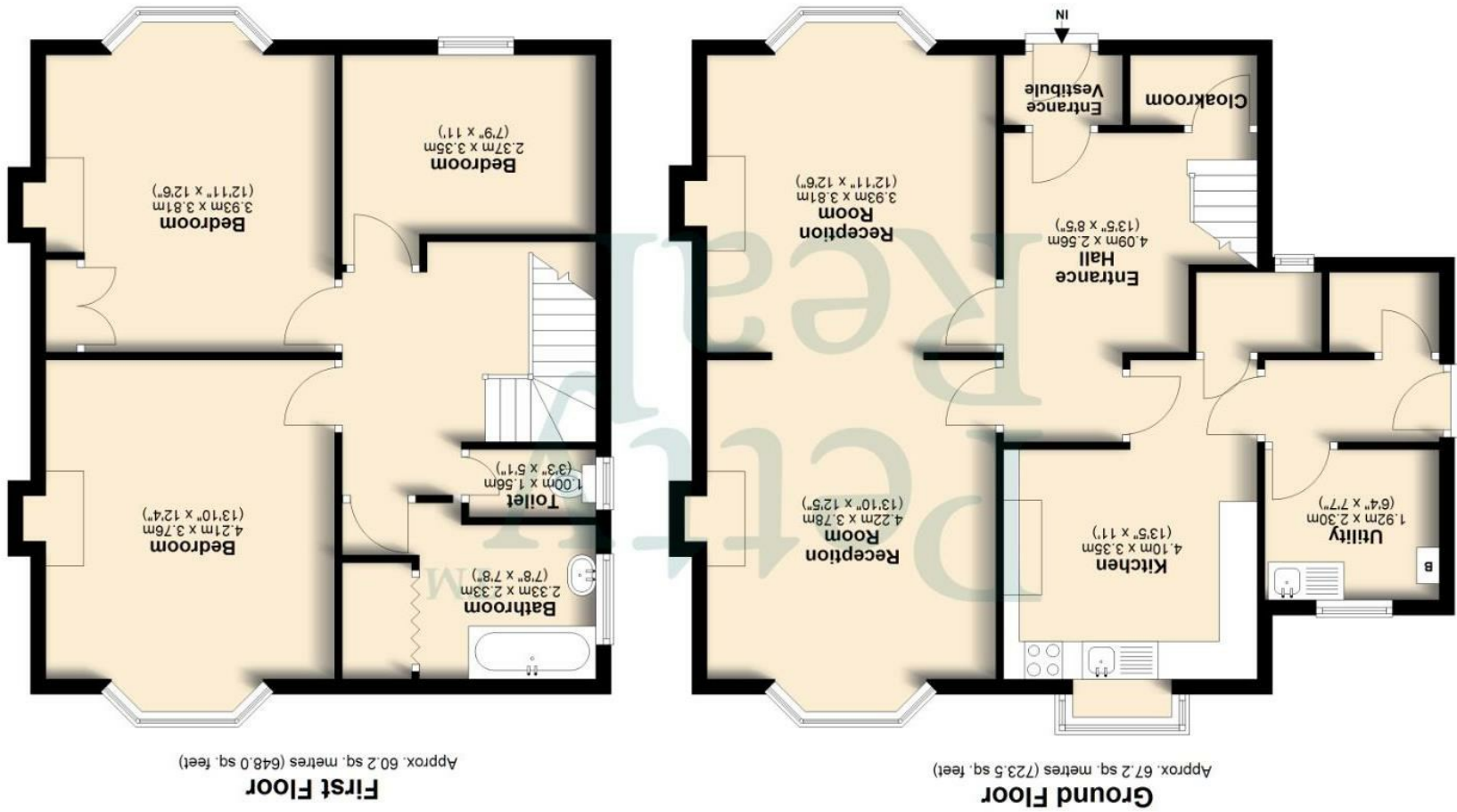




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Total area: approx. 127.4 sq. metres (1371.6 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



Offers Over £200,000

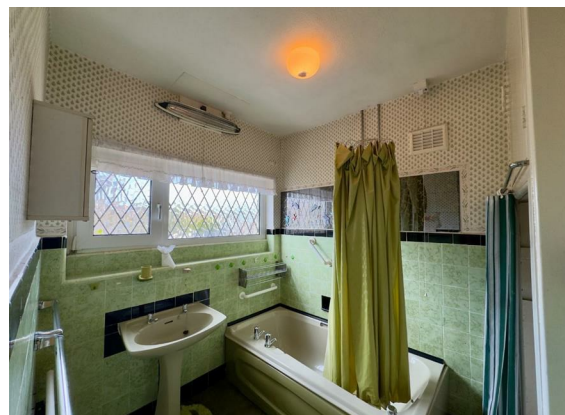


331 Manchester Road

Burnley  
BB11 4HD



Council Tax Band: C



Petty Real are delighted to present for sale this three-bedroom, two-reception room semi-detached property on Manchester Road, Burnley. Requiring renovation throughout, this bay-fronted home offers a fantastic opportunity for buyers looking to put their own stamp on a property and create a space tailored to their tastes.

Ideally positioned on a major bus route providing direct links between Burnley and Manchester, the property also benefits from a nearby train station offering convenient commuter access. Burnley town centre is just a short drive away, along with the ever-popular Scott Park, perfect for leisure and family outings. The home is also situated within the catchment area for well-regarded primary and secondary schools, making it an attractive choice for families.

Early viewing is highly recommended to fully appreciate the potential this property has to offer—contact us today to avoid missing out.

### Property Description

Entering the property via the entrance vestibule (1.57m x 0.93m), you are welcomed into an impressive entrance hall (3.35m x 4.09m), a truly grand space rich in original character and charm. Located at the bottom of the stairs is a useful cloakroom (1.33m x 0.89m), ideal for coats and everyday storage.

Positioned to the front of the property, the first reception room (3.81m x 3.93m) features a beautiful bay window, flooding the space with natural light and offering a bright, versatile layout suitable for a variety of furniture arrangements. The front aspect enjoys a pleasant degree of privacy, enhanced by the established rose beds and well-stocked flower borders within the garden.

The second reception room (3.78m x 4.22m) can be accessed from both the entrance hall and the first reception room, creating a flexible flow throughout the ground floor. This room also benefits from a bay window overlooking the rear garden, with delightful long-distance views towards Pendle Hill. Like the first reception room, it offers excellent versatility and could serve as a main living area or a formal dining room.

To the rear of the property is a generously proportioned kitchen (3.35m x 4.10m), offering ample workspace with units arranged along three walls. A charming box bay window houses the sink, while the hob is positioned to the right, creating a practical and functional layout. The kitchen provides access to an understairs store cupboard, as well as a pantry for additional storage. A rear passageway leads to the utility room (2.30m x 1.92m), which houses the boiler and an external sink, along with a separate storeroom (former coal store). A rear door provides convenient access to the garden and driveway—ideal for day-to-day use and unloading shopping.

To the first floor, bedrooms two and three are located at the front of the property. Bedroom three (3.35m x 2.81m) is well-suited as a child's bedroom, home office, or guest room. Bedroom two (3.81m x 3.93m) is a spacious double, benefitting from integrated storage to the side of the chimney breast.

The master bedroom (3.76m x 4.21m) is situated to the rear, offering generous proportions and ample space for freestanding furniture, along with stunning views towards Pendle Hill.

The accommodation is completed by a separate WC (1.56m x 1.00m) and a family bathroom (2.33m x 2.33m), fitted with a two-piece suite comprising a bath with overhead shower and wash basin.

Externally, the property boasts an enclosed rear garden—an ideal and secure space for families with young children—featuring a large lawned area, mature fruit bushes, and a garden shed. This is a standout feature of the home, offering excellent outdoor space for both relaxation and play.

View more about this property online....

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

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