

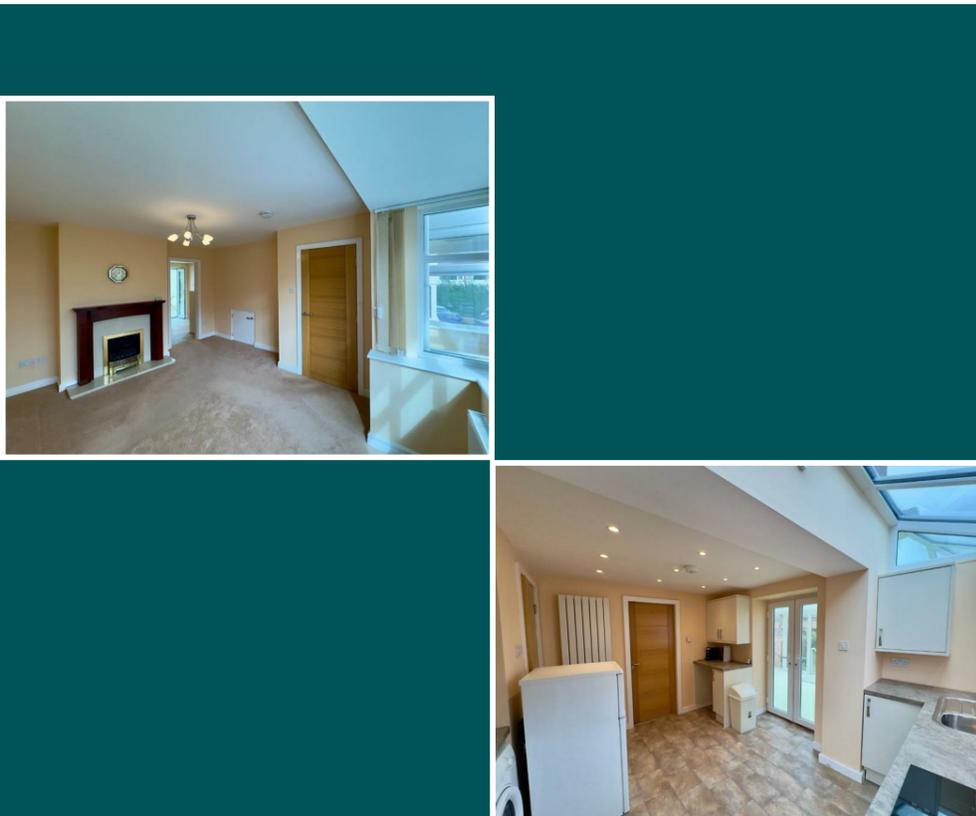
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Thirlmere Road, Burnley

Total area: approx. 90.0 sq. metres (968.8 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



Asking Price £189,950



12 Thirlmere Road
Burnley
BB10 4HT



Council Tax Band: B



Petty Real are delighted to present for sale this well-appointed three-bedroom semi-detached home on the ever-popular Thirlmere Road, Burnley. Offering generous living accommodation, the property features a spacious reception room, a fitted kitchen to the rear, and a bright conservatory that seamlessly connects indoor and outdoor living. The ground floor is further enhanced by a convenient three-piece family bathroom located just off the kitchen.

Externally, the property boasts a private, enclosed rear garden—perfect for entertaining family and friends or enjoying outdoor relaxation. Ideally situated in a highly sought-after area, the home is within close proximity to Burnley town centre, Burnley Football Club, and falls within the catchment area of well-regarded primary and secondary schools.

Offered with no onward chain, this fantastic property is ideal for a range of buyers and must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

### Property Description

#### Ground Floor

Entering the property through the front door, you are welcomed into the entrance vestibule (1.72m x 1.22m), providing a practical space for coats and shoes, before leading into the open entrance hall (1.72m x 1.35m), which offers access to the main living accommodation and staircase to the first floor.

The reception room (3.73m x 4.47m) is located to the left and is a bright and spacious area, benefitting from a large front-facing window that allows an abundance of natural light to fill the room. The generous proportions provide ample space for a variety of freestanding furniture configurations, making it an ideal setting for both relaxation and entertaining.

To the rear, the kitchen (3.72m x 4.02m) is well laid out with work surfaces and units arranged along the far, near (right), and side walls, offering plenty of storage and preparation space. The oven, hob, and sink are conveniently positioned along the right-hand wall, creating a practical working layout.

Accessed off the kitchen to the left is the ground floor family bathroom (1.82m x 2.52m), fitted with a four-piece suite comprising a walk-in shower cubicle, wash basin, WC, and bidet.

Extending across the rear of the property is the conservatory (5.54m x 2.97m), a substantial and versatile space that can be utilised as a dining room or additional reception area. With its seamless connection to the kitchen and views over the garden, it provides an excellent space for both everyday living and entertaining.

#### First Floor

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom.

The master bedroom (2.76m x 4.48m) is positioned at the front of the property and offers a generous layout, comfortably accommodating a large bed, bedside tables, wardrobes, and additional furnishings.

Bedroom three (1.95m x 2.74m) is located adjacent to the master bedroom and is ideally suited as a child's bedroom, nursery, or home office for those working remotely.

Bedroom two (3.03m x 2.73m) is situated across the landing and provides further well-sized accommodation, perfect for a child or teenager.

Completing the first floor is the family bathroom (1.87m x 1.69m), fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC.

#### External

To the rear of the property is a private, enclosed garden, offering a great space for outdoor seating, entertaining guests, or enjoying time with family. The garden provides a secure and versatile outdoor environment suitable for a range of uses.

View more about this property online....

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