

Because life is

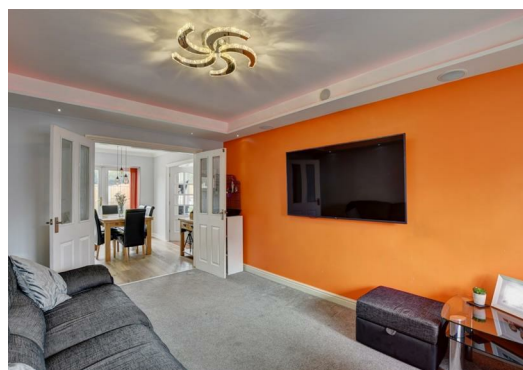
Petty
RealTM

For
Sale



8 Norham Close
Burnley BB12 0TG

£200,000



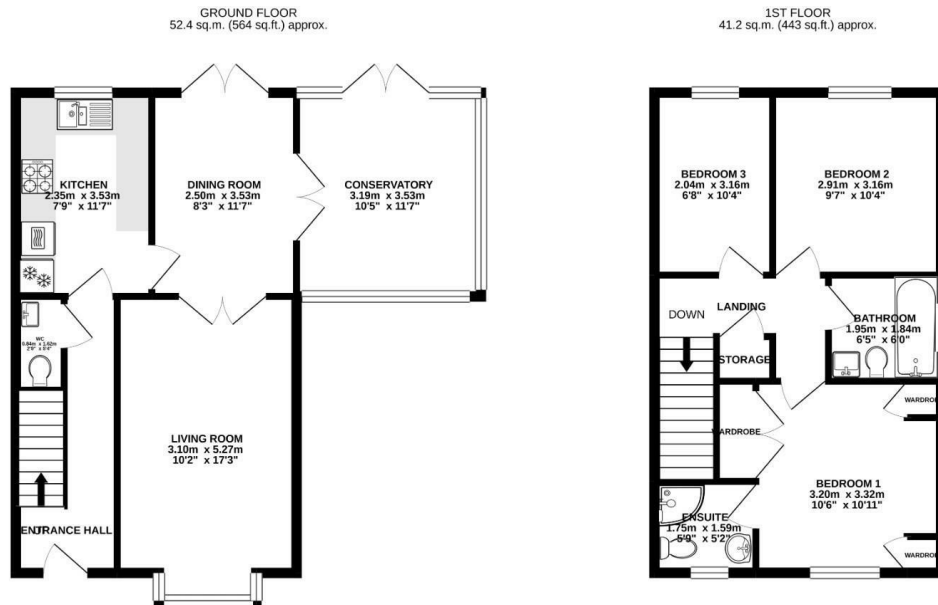
Key Features:

- Semi-Detached
- Three Reception Rooms
- Driveway
- Close To Local Schools
- Potential To Extend
- Three Bedrooms
- Stylish Fitted Kitchen
- Rear Patio/Garden
- Perfect For FTB & Growing Families
- VIEWING IS A MUST

Tenure: Freehold
EPC Rating: D
Council Tax Band: C



3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 93.6 sq.m. (1007 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

Beautiful, three-bed semi-detached family home in a highly sought-after area of Burnley. Close to local Schools, Parks, a short walk to Crow Wood, and bus stops. Perfect for a first-time buyer or a growing family.

As you enter into the entrance hallway, there is access to the first floor and the stylish, high gloss fitted kitchen with matching wall, base, and drawer units with contrasting working surfaces and a range of appliances such as electric oven, fridge, freezer, gas hob, and a stainless steel sink/drain.

Adjacent to the kitchen is the dining room with patio doors leading to the rear garden, conservatory, and french doors into the living room which benefits from a bay window and allows in an abundance of light. There is potential to bring the kitchen and dining room together to have a big, open-plan kitchen/diner.

The conservatory has been installed with uPVC patio doors which lead to the patio area and garden. There is also a downstairs WC and hand washbasin.

On the first floor, there are two double bedrooms and a generous-sized single bedroom. The main bedroom benefits from a modern, three-piece en-suite in white comprising a low-level WC, pedestal hand wash basin, and a quadrant shower.

The family bathroom comprises a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower, it has been fitted with karndeian floor.

Externally there is a driveway for multiple cars, space to the side to extend, and a rear patio and garden area.



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