



*39 Greenbrook Road*

*Burnley*

*Offers in the Region of: £299,950*



**Pendle Hill  
Properties**



39 Greenbrook Road, Burnley  
£299,950 Offers in the  
Region of

A perfect four-bedroom family home in Burnley, briefly comprises a lounge, dining room, conservatory, kitchen, utility room, downstairs WC, master bedroom with en-suite, three further bedrooms, bathroom, garage, driveway, and both front and rear gardens.



## LOUNGE

A spacious lounge briefly comprises carpeted flooring, a radiator, two ceiling light points, and a bay box window looking out to the front of the property.

## KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, two ovens, stainless steel sink with drainers, and mixer tap. Space for a dishwasher and fridge, vinyl flooring, a ceiling light point, radiator, and a double-glazed window to the rear.

## DINING ROOM

The dining room comprises carpeted flooring, a ceiling light point, a radiator, and two double-glazed doors into the conservatory.

## CONSERVATORY

Located to the rear of the property the conservatory comprises wood flooring, two skylights, a ceiling light point, and double-glazed windows throughout with double doors into the garden.

## UTILITY/DOWNSTAIRS WC

The utility briefly comprises laminate flooring, space for a washing machine, ceiling light point, and a upvc door to the side.

The downstairs WC briefly comprises laminate flooring, a low-level WC, pedestal sink, a ceiling light point, radiator, and a frosted window to the side.

## MASTER BEDROOM WITH ENSUITE

Located on the first floor, the master bedroom briefly comprises carpeted flooring, a ceiling light point, a radiator, integrated wardrobes, and a double-glazed window to the front.

The en-suite comprises a shower with overhead attachment, a pedestal sink, low-level wc, radiator, a ceiling light point, laminate flooring, and a frosted window to the side of the property.

## BEDROOM TWO

Another double bedroom briefly comprises carpeted flooring, a radiator, ceiling light point, integrated storage, and a double-glazed window to the rear.

## BATHROOM

The family bathroom comprises a bath with an overhead shower attachment, low-level WC, pedestal sink, tiled flooring, radiator, ceiling light point, and a frosted window to the rear.

## BEDROOM THREE

Bedroom three briefly comprises carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the front.

## BEDROOM FOUR

The fourth bedroom boasts carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the rear.

## EXTERNAL

To the front of the property, there is a garden and driveway for several cars, there is also a garage.

To the rear of the property is a lawn area with mature shrubs.

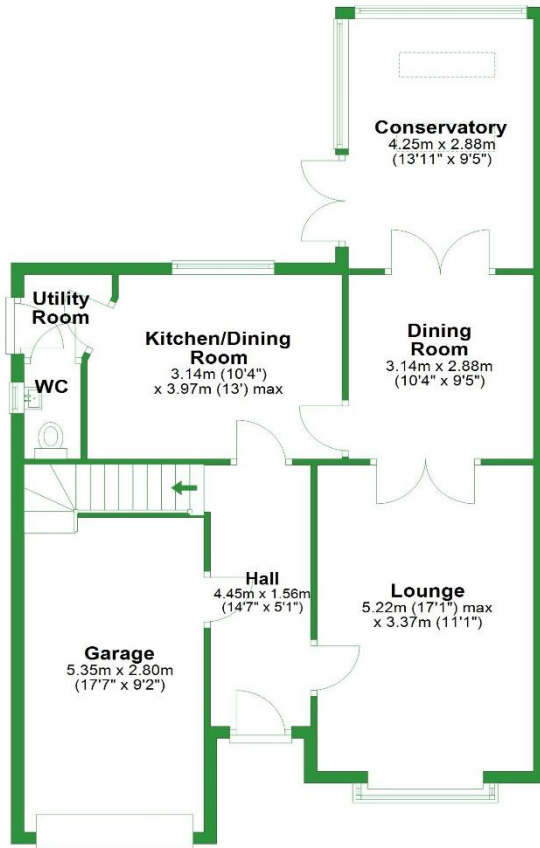
## ADDITIONAL INFORMATION

Tenure = Leasehold, 981 years left, £120 ground rent.

Council Tax Band = E



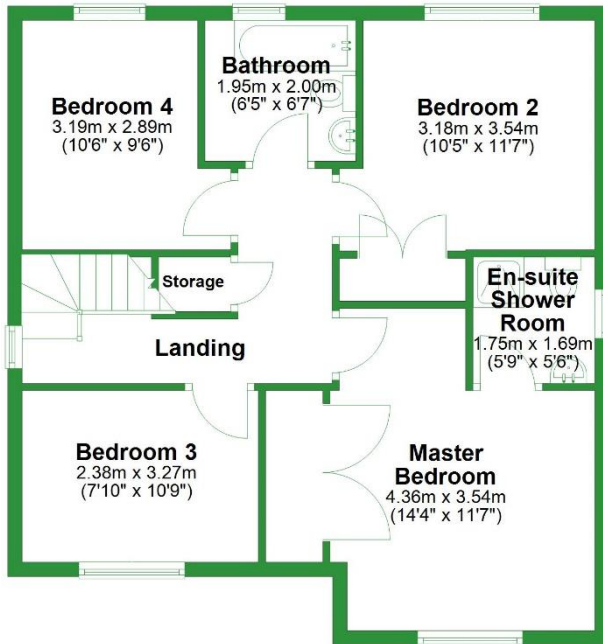
**Ground Floor**  
Approx. 81.4 sq. metres (876.4 sq. feet)



Total area: approx. 150.1 sq. metres (1615.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

**First Floor**  
Approx. 68.7 sq. metres (739.4 sq. feet)



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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill Properties**

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