



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Hunters Drive, Burnley, BB12 0HT

Offers Over £260,000

A FOUR BEDROOM DETACHED FAMILY HOME IN A HIGHLY DESIRABLE AREA

Flowing internally with generously proportioned living accommodation and four good sized bedrooms, as well as an extensive rear garden, this detached family home is located in the heart of a popular area of Burnley. With easy access to nearby schools and amenities, the property is also well located for accessing major commuter routes along the M65 towards Colne, Blackburn and Preston.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to two reception rooms, a downstairs WC and the fitted kitchen. The second reception room leads to the conservatory which provides access to the rear garden. To the first floor is a landing with doors leading to four bedrooms and a three piece family bathroom suite. The main bedroom benefits from an en suite shower room. Externally the property boasts an attractive laid to lawn rear garden with bedding areas and a paved patio with a timber shed. The front has a laid to lawn garden with bedding areas and mature shrubbery with a driveway providing off road parking for one vehicle leading to a single integral garage.

For further information or to arrange a viewing, please contact our Burnley team at your earliest convenience.

Hunters Drive, Burnley, BB12 0HT

Offers Over £260,000



- Well Presented Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating E
- Four Bedrooms
- Added Conservatory
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

18 x 5'9 (5.49m x 1.75m)

UPVC double glazed frosted front door and window, central heating radiator, coving to ceiling, stairs to first floor, doors leading to two reception rooms, WC, understairs storage and kitchen.

Kitchen

11'3 x 11'1 (3.43m x 3.38m)

UPVC double glazed window, central heating radiator, mix of panel wall and base units, laminate worktops, integrated oven with five ring gas hob and extractor hood, tiled splashbacks, one and a half bowl sink and drainer with mixer tap, space for dishwasher and fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to side elevation.

WC

5'10 x 3'10 (1.78m x 1.17m)

UPVC double glazed frosted window, central heating radiator, low base WC, wall mounted wash basin with traditional taps and part tiled elevations.

Reception Room One

14'9 x 11'5 (4.50m x 3.48m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, living flame gas fire and television point.

Reception Room Two

11'5 x 9'1 (3.48m x 2.77m)

Central heating radiator, coving to ceiling, tiled flooring and UPVC double glazed sliding door to conservatory.

Conservatory

12'2 x 11'6 (3.71m x 3.51m)

UPVC double glazed windows, central heating radiator, pitched polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke detector, coving to ceiling, doors leading to four bedrooms and bathroom.

Bedroom One

16'1 x 9'4 (4.90m x 2.84m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

5'10 x 5'9 (1.78m x 1.75m)

UPVC double glazed frosted window, central heating radiator, low base WC, vanity top wash basin with mixer tap, electric feed shower enclosed, fully tiled elevations, shaving point and vinyl flooring.

Bedroom Two

12'2 x 11'7 (3.71m x 3.53m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'10 x 11'7 (3.61m x 3.53m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'3 x 6'7 (2.51m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

9'3 x 5'9 (2.82m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, p-shaped panel bath with overhead direct feed rainfall shower and rinse head, fully tiled elevations, PVC panel elevations, spotlights, extractor fan and tiled flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio, bedding areas and timber shed.

Front

Laid to lawn garden, off road parking and access to garage.

