



BRITISH
PROPERTY
AWARDS
2023
★★★★★
SILVER WINNER
ESTATE AGENT
IN NORTH WEST
(LANCASHIRE)



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY



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GOLD WINNER
ESTATE AGENT

FARDELLA

FARDELLA
& BELL



28 Hill Crest Avenue, Burnley

Fixed Price £585,000

28 Hill Crest Avenue

Burnley, Burnley

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Annexe with bedroom, kitchen, living area and shower room
- 5 double bedrooms
- Garden room with electricity and lighting
- Karndean herringbone flooring throughout ground floor
- Extensively renovated
- Cliviger area
- Large front and rear garden
- Gated entrance



Entrance Hallway

With herringbone flooring, spotlights, radiator and understairs storage.

Downstairs W.C.

With a vanity sink with storage, LED mirror, extraction fan, herringbone flooring and a push button toilet,

Living Room

Herringbone flooring, electric fire, TV point, uPVC doors leading to the front garden, ceiling light points and a radiator.

Kitchen

Open plan design leading to the dining area, a mixture of walls and base units, inset sink with black mixer tap, breakfast bar area, integrated double oven, induction hob with overhead extractor fan, spotlights, integrated fridge/freezer, TV point, under counter lighting, ceiling light points, herringbone flooring, uPVC doors leading to the rear and uPVC windows.

Dining Room

Herringbone flooring, spotlights, ceiling light point, uPVC windows and uPVC doors leading to the rear.

Utility Room

With plumbing for a washer/ dryer, inset with with chrome mixer tiles, a mixture of wall and base units, partially tiled walls, uPVC window and uPVC door to the rear, radiator, space for shoes/ coats and access to the boiler cupboard and garage.

Annex / Extension

Living area (4.76 x 3.94 m) - uPVC double glazed windows and doors, spotlights to the ceiling and uPVC door to the side aspect. Kitchen (4.51 x 4.98 m)- Laminate wood flooring, wall and base units, large breakfast bar area, plumbing for a washing machine and dishwasher, partially tiled walls, induction hob with overhead extraction fan, spotlights, room for a freestanding fridge/ freezer, integrated oven and microwave, radiator, inset sink with chrome mixer tap and uPVC windows. Bedroom (4.11 x 3.91 m) - Fitted carpet, built-in wardrobe, radiator,



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Landing

Fitted carpet, smoke alarm, uPVC window, radiator, feature panelled wall and ceiling light point.

Bedroom One

A room of double proportions with fitted carpet, built-in wardrobes, TV point, radiator and uPVC window.

Walk-in Wardrobe

With censored lighting, fitted wardrobes, shelving, mirrored ceiling, fitted carpet and lighting.

En-suite

Double sink with waterfall chrome tap and vanity unit, LED mirror, walk-in shower cubicle with mains fed rainfall shower, radiator, push button toilet and storage in the eaves.

Bedroom Two

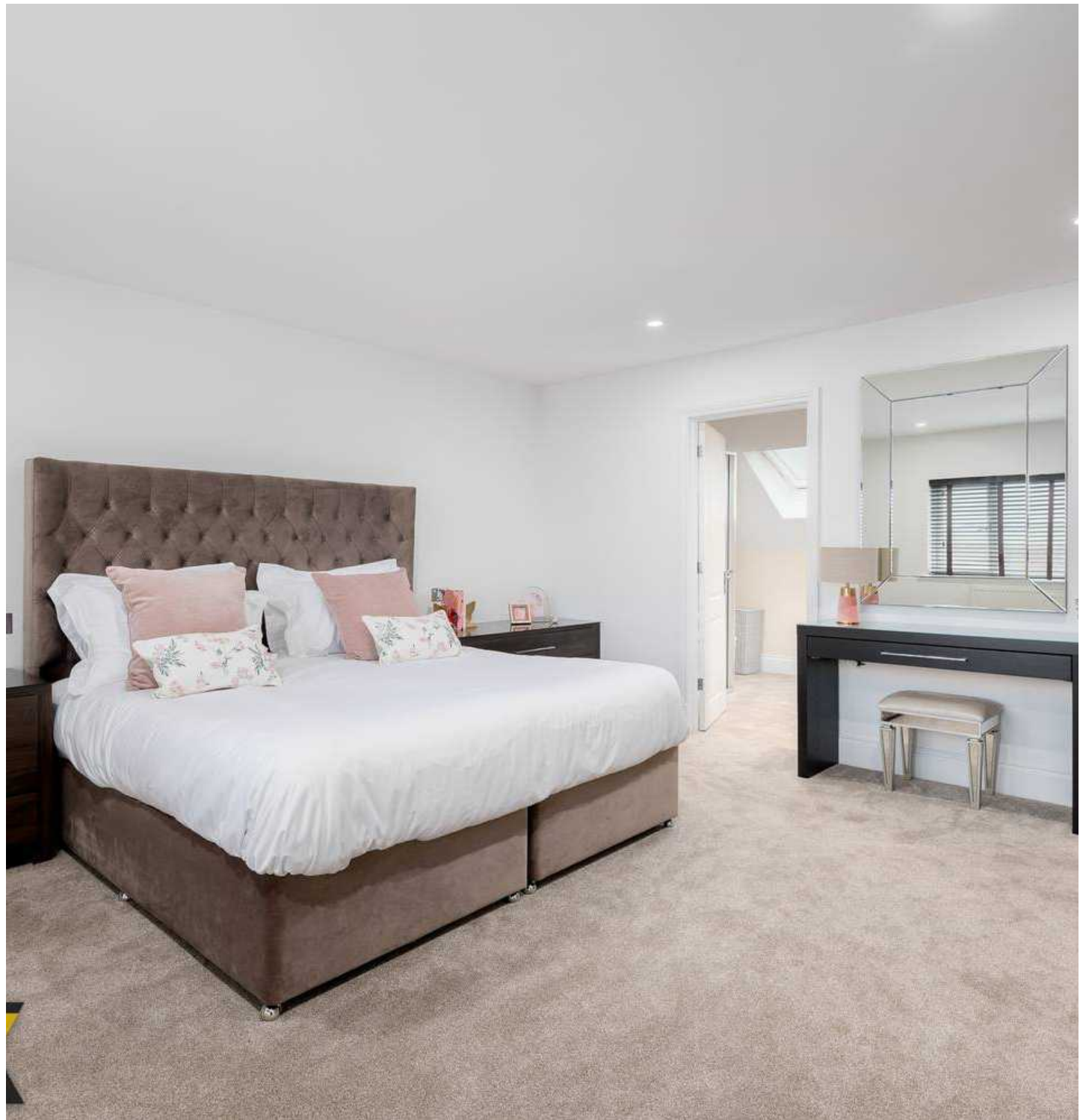
A room of double proportions, a radiator, fitted carpet, uPVC window, TV point, spotlights and a dressing area.

En-suite

With a push button toilet, partially tiled walls, wall mounted sink, chrome towel radiator uPVC frosted window and a large walk in shower cubicle.

Bedroom Three

A room of double proportions with fitted carpet, spotlights, radiator and uPVC windows.





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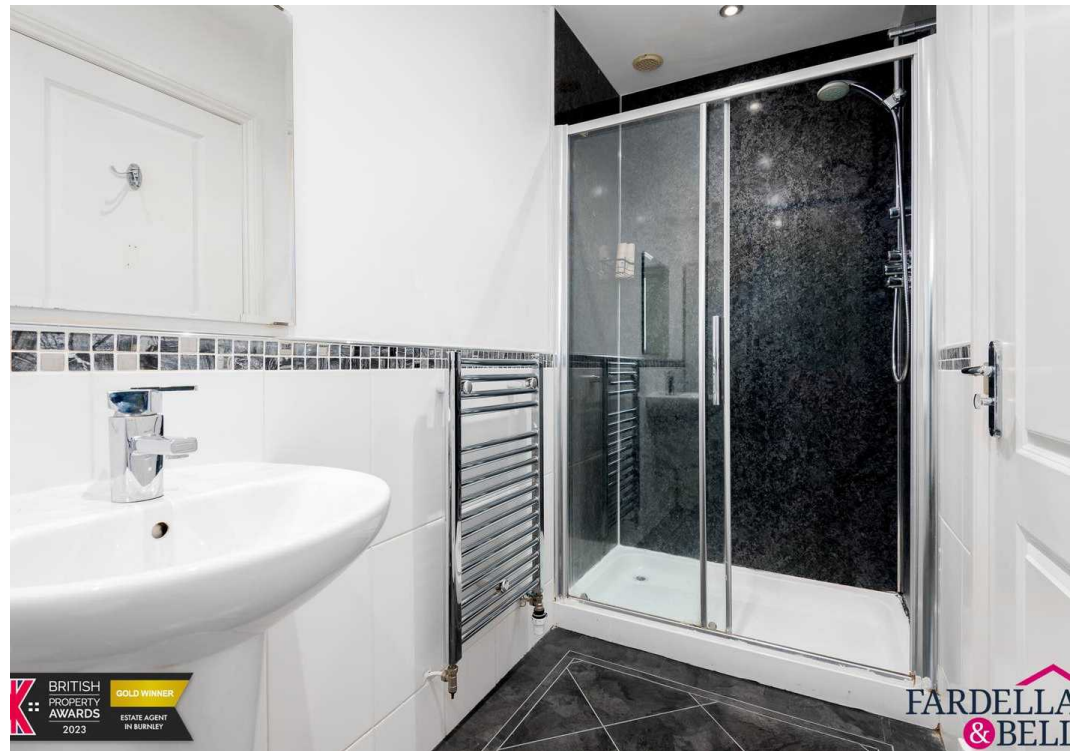
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Approximate total area⁽¹⁾
 290.28 m²
 3124.55 ft²

Reduced headroom
 4.6 m²
 49.52 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



GARDEN

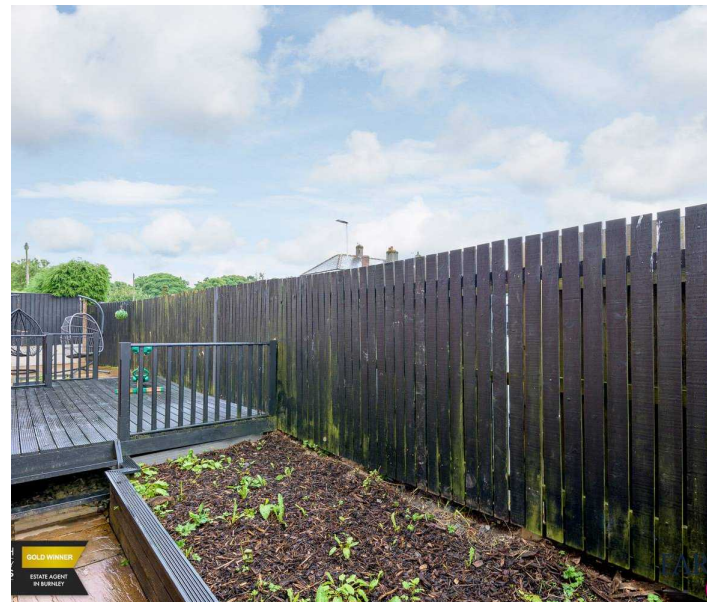
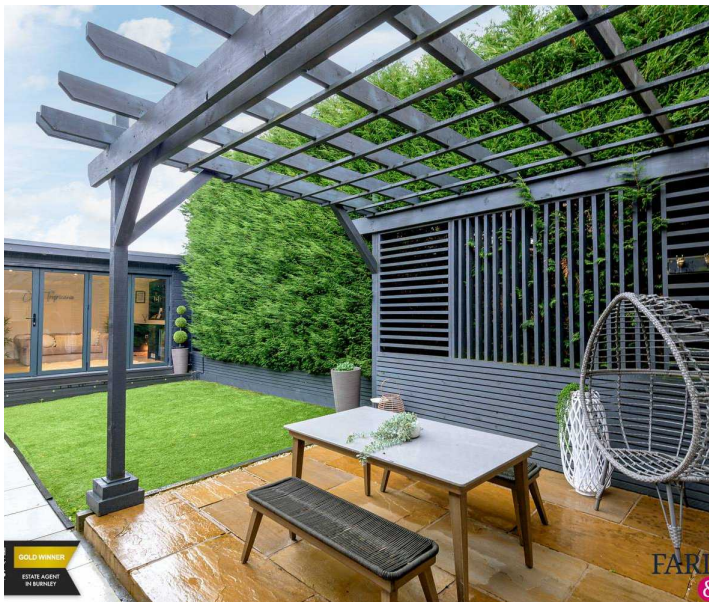
Front- You access the property via electric gates leading to a driveway spacious enough for multiple cars. Additionally, there is a private garden area featuring astroturf, stunning grey decking, outdoor lighting, flower beds, and a patio area. Rear- The rear garden offers complete privacy and includes astroturf, a flagged patio area, outdoor electricity, a water tap, lighting, a seating area, and mature shrubs and conifers.

GARAGE

Single Garage

DRIVEWAY

4 Parking Spaces





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