



69 Higham Hall Road

Higham, Burnley

Attractive 3-bed semi-detached house with open-plan reception, wooden flooring, and abundant natural light. In need of modernisation / updating. Two double bedrooms and a smaller one, contemporary bathroom. Spacious patio, decorative pond, and greenhouse. Off-road parking with garage. Perfect for families seeking modern living and outdoor enjoyment.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private garden
- Off-road parking
- Garage with roller door
- French doors to patio
- Modern walk-in shower
- Open plan living
- Built-in bedroom storage
- Greenhouse and pond
- Spacious patio area
- Popular village location



Entrance hallway

Laminate flooring, uPVC double glazed window, ceiling coving and ceiling light point.

Living room

Open plan room leading into dining space - Laminate flooring, two radiators, ceiling coving, uPVC double glazed window, storage heater and ceiling light point.

Dining room

Laminate flooring, ceiling coving, ceiling light point, two radiators and uPVC double glazed patio doors leading to the rear garden.

Kitchen

Tiled flooring, spotlights, a mix of wall and base units, partially tiled walls, fridge / freezer points, cooker point, uPVC double glazed window overlooking rear aspect, sink with drainer and taps, uPVC double glazed rear door leading to the rear aspect.

Landing

9' 2" x 6' 6" (2.80m x 1.98m)

Fitted carpet, ceiling light point, open balustrade staircase and uPVC double glazed window.

Bedroom 1

14' 9" x 10' 2" (4.50m x 3.10m)

Laminate flooring, fitted wardrobe storage, ceiling light point, radiator, uPVC double glazed window and ceiling coving.

Bedroom 2

11' 10" x 10' 2" (3.61m x 3.10m)

Fitted carpet, ceiling coving, uPVC double glazed window, ceiling light point and fitted wardrobe storage.

Bedroom 3

6' 3" x 6' 7" (1.90m x 2.00m)

Fitted carpet, radiator, uPVC double glazed window and ceiling light point.

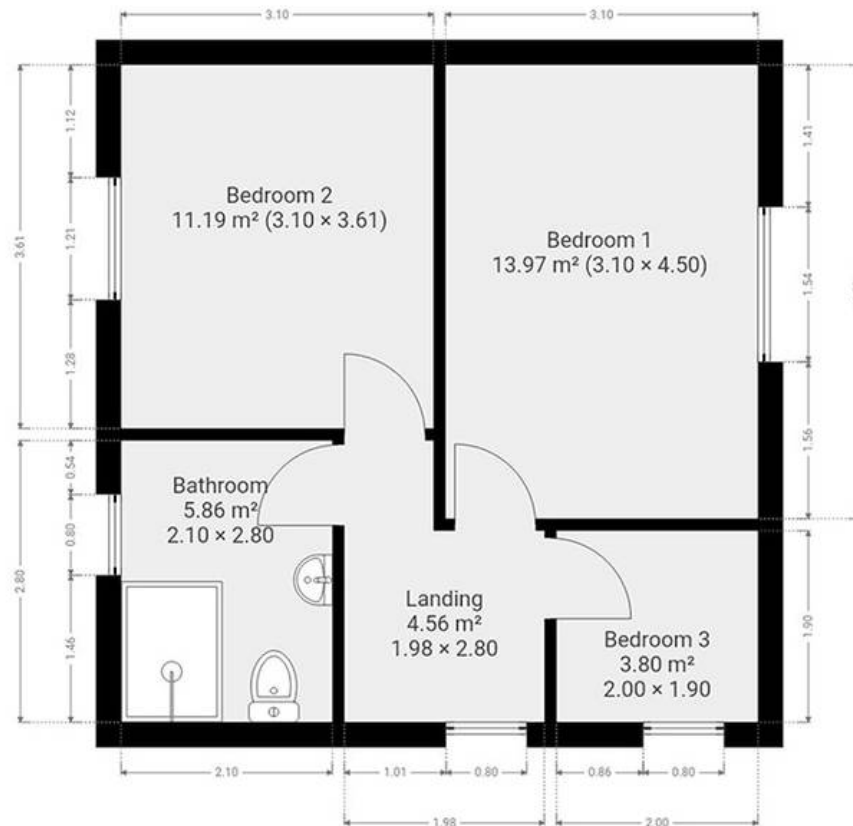
Bathroom

9' 2" x 6' 11" (2.80m x 2.10m)

Walk in shower with mains fed shower, frosted uPVC double glazed window, push button WC, vanity unit with sink and chrome mixer tap, laminate flooring and ceiling light point.







Total Property Area: approx - 105 Sq Meters (1,130.21 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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