



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 PlanItip.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	58		
(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.



## Burnley Road, Altham, BB5 5UA

### £550,000

AN ENVIABLE DETACHED HOME IN A PICTURESQUE LOCATION

Presented and updated to the highest standard throughout and located within a desirable and rural location, this outstanding four bedroom detached property is being proudly welcomed to the market in the sought after village of Altham. With gated off road parking, three living areas and impressive gardens, this idyllic property is the perfect home for any growing family looking for a luxurious and private lifestyle. With modern fixtures and fittings, panoramic countryside views and having been beautifully maintained this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance porch leads openly to a hallway. The hallway guides you through to two spacious reception rooms, contemporary fitted kitchen diner and staircase to the first floor. The kitchen and second living area leads to an inner hallway which then leads to a third living area. The kitchen also leads openly to a utility room which guides you through to a WC. The first floor comprises of four double bedrooms and a contemporary four piece family bathroom. Externally there is a stunning wrap around laid to lawn gardens with paving, mature shrubs, bedding and a water feature, as well as gated ample off road parking.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

# Burnley Road, Altham, BB5 5UA

£550,000



- Impressive Detached Property
- Spacious Rooms Throughout
- Gated Off Road Parking
- EPC Rating: D
- Four Double Bedrooms
- Four Piece Bathroom
- Freehold
- Contemporary Fitted Kitchen
- Wrap Around Gardens
- Council Tax Band G

## Ground Floor

### Entrance Porch

7'2 x 5'1 (2.18m x 1.55m)

Composite double glazed front entrance door, UPVC double glazed window, exposed stone wall, wood effect flooring and open to the hallway.

### Hallway

22'5 x 6'5 (6.83m x 1.96m)

UPVC double glazed window, two central heating radiators, meter cupboard, two feature wall lights, wood effect flooring, stone staircase to the first floor and doors to two reception rooms and kitchen.

### Reception Room One

20'6 x 11'4 (6.25m x 3.45m)

UPVC double glazed window, central heating radiator, living flame gas fire, three feature wall lights, television point and wood effect flooring.

### Reception Room Two

14'2 x 13'4 (4.32m x 4.06m)

Central heating radiator, exposed beams, stone fireplace, television point, open to the inner hall and UPVC double glazed bi-folding doors to the rear.

### Inner Hall

6'3 x 3'2 (1.91m x 0.97m)

Understairs storage, vinyl flooring, door to reception room three and open to the kitchen.

### Reception Room Three

13'1 x 11'11 (3.99m x 3.63m)

UPVC double glazed window and central heating radiator.

### Kitchen

18'5 x 13'9 (5.61m x 4.19m)

Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with granite effect surfaces, stainless steel sink with high spout mixer tap, Bosch electric oven and microwave in a high rise unit, four ring induction hob, extractor hood, integrated fridge freezer and dishwasher, spotlights, vinyl flooring and open to the utility.

### Utility Room

8' x 5' (2.44m x 1.52m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, range of high gloss wall and base units, vinyl flooring, door to the WC and composite double glazed stable door to the rear.

### WC

5' x 4' (1.52m x 1.22m)

UPVC double glazed frosted window, low basin WC, wall mounted wash basin and vinyl flooring.

## First Floor

## Landing

25'2 x 9'5 (7.67m x 2.87m)

UPVC double glazed window, central heating radiator and doors to four bedrooms and bathroom.

### Bedroom One

20'6 x 11'4 (6.25m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

### Bedroom Two

14'5 x 14'1 (4.39m x 4.29m)

UPVC double glazed window, central heating radiator, fitted wardrobes and three feature wall lights.

### Bedroom Three

14'4 x 12' (4.37m x 3.66m)

UPVC double glazed window, central heating radiator and pedestal wash basin.

### Bedroom Four

18'3 x 8'10 (5.56m x 2.69m)

Two UPVC double glazed windows, fitted wardrobes, wall mounted wash basin and spotlights.

### Bathroom

10'11 x 8'5 (3.33m x 2.57m)

UPVC double glazed window, upright central heating radiator, freestanding bath, vanity top wash basin, direct feed shower unit, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

There is an electric gated entrance to ample off road parking and wrap around gardens with paving, water fountain, mature shrubs and open views.



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