



# 18 High Close

Burnley

Offers in the Region of: £179,950



**Pendle Hill**  
Properties



18 High Close, Burnley  
**£179,950 Offers in the  
Region of**

A modernised three-bedroom semi-detached property close to major transport links perfect for a family home briefly comprises a lounge, dining room, kitchen, three bedrooms, bathroom, rear garden, and driveway.



## LOUNGE

A bright lounge with a large, double-glazed window overlooking the front of the property briefly comprises carpeted flooring, ceiling spotlights, and a radiator.

## KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate wood effect worktops briefly comprises a four-ring gas hob with overhead extractor, oven, stainless steel sink with mixer tap, tiled splashback, space for a fridge/freezer, and washing machine/dryer, ceiling light point, radiator, integrated storage, tiled flooring, double-glazed window, and upvc door to the rear.

## DINING ROOM

A spacious lounge with a large, double-glazed window overlooking the front of the property briefly comprises laminate flooring, radiator, ceiling light points, and provides direct access to the first floor.

## STUDY / BEDROOM THREE

Currently utilised as an office the third bedroom briefly comprises carpeted flooring, radiator, ceiling spotlights, and upvc patio doors to the rear.

## BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, integrated storage, and ceiling light point.

## BEDROOM TWO

Another bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.

## BATHROOM

A family bathroom briefly comprising a bath with shower attachment, low-level wc, pedestal sink, towel warmer, ceiling light point, half tiled walls, tiled flooring, and a frosted window.

## EXTERNAL

To the rear is a fenced-in garden boasting a grass lawn, patio, and access to the outbuilding. The front of the property boasts a front garden and driveway.

## ADDITIONAL INFORMATION

Tenure = Freehold

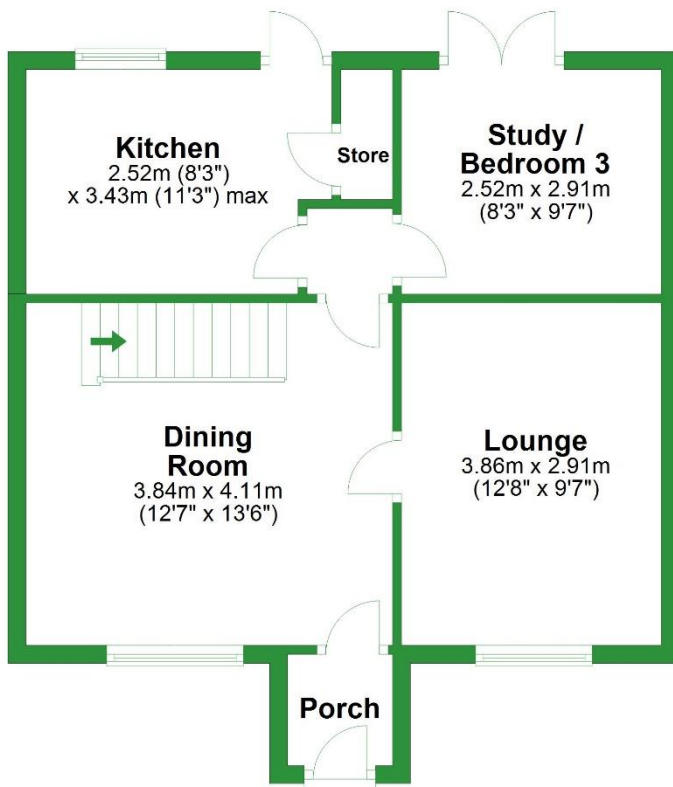
Council Tax Band = C

The rear outbuilding has both power, and electrics supply.



## Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)

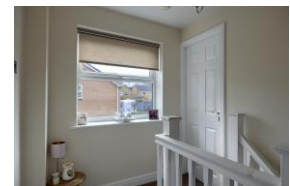
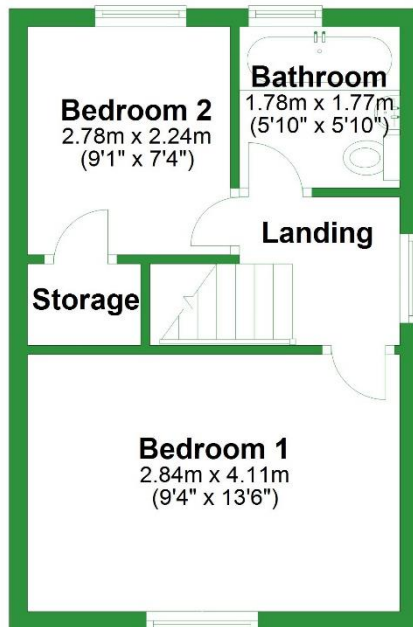


Total area: approx. 74.2 sq. metres (798.6 sq. feet)

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

## First Floor

Approx. 26.6 sq. metres (285.8 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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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