





Hilton &  
Horsfall

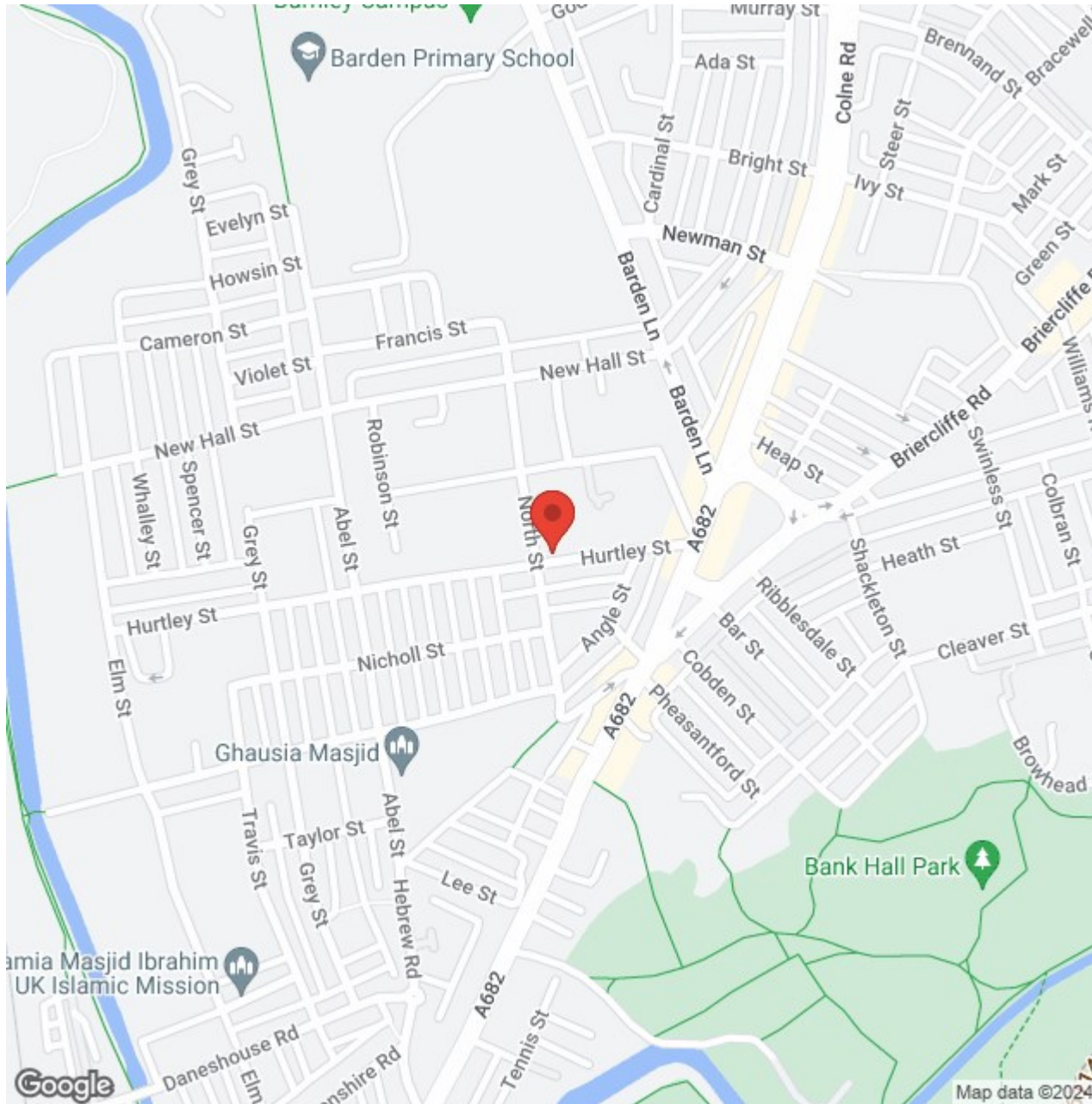
BB10 1ND

## Hurtley Street, Burnley

### Offers In The Region Of £244,950

An amazing opportunity to acquire this family sized FOUR bedroomed detached dwelling located in a sought after area of 'Burnley'. Situated close by to local amenities such as: restaurants, supermarkets and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Blackburn, Preston & Manchester. Affording many noteworthy features and briefly comprising of: an entrance hallway, ground floor w.c, spacious living room, dining kitchen with access out to the rear garden and access through to the utility room. On the first floor you will find four well proportioned bedrooms (master with ensuite shower room) and a three piece house bathroom. Externally to the front elevation is a mature small lawn, driveway and access to the garage. To the rear elevation you will find a large enclosed garden. Freehold. Tax band C.







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## Lancashire

An amazing opportunity to acquire this family sized FOUR bedroomed detached dwelling located in a sought after area of 'Burnley'. Situated close by to local amenities such as: restaurants, supermarkets and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Blackburn, Preston & Manchester. Affording many noteworthy features and briefly comprising of: an entrance hallway, ground floor w.c, spacious living room, dining kitchen with access out to the rear garden and access through to the utility room. On the first floor you will find four well proportioned bedrooms (master with ensuite shower room) and a three piece house bathroom. Externally to the front elevation is a mature small lawn, driveway and access to the garage. To the rear elevation you will find a large enclosed garden. Freehold. Tax band C.

### GROUND FLOOR

Having a composite front door leading into:

#### ENTRANCE HALLWAY

With a uPVC double glazed window to the side elevation, 1x radiator and a staircase leading to the first floor / landing.

#### GROUND FLOOR W.C

A 2-piece suite comprising of: a push button w.c, wall mounted sink, wood effect flooring, 1x radiator and a uPVC double glazed window to the side elevation.

#### LIVING ROOM 11'0" x 15'9" (3.378m x 4.811m )

A family sized room having 1x radiator, television point, 1x uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation.

#### DINING KITCHEN 13'1" x 18'0" (3.991m x 5.487m)

Having fitted wall and base units, contrasting work surfaces over, tiled splash backs, space for a free standing fridge / freezer, gas oven, 4-ring gas hob, air extraction hood over, plumbing for a dishwasher, inset sink, space for a dining table / chairs, a uPVC double glazed window to the rear elevation, 1x radiator and 2x patio doors leading out to the rear garden. With access through to:

#### UTILITY ROOM 7'0" x 5'5" (2.147m x 1.658m)

Having plumbing for a washing machine, access to the boiler, inset sink with a mixer tap, extractor fan and a composite door leading out to the rear elevation.

#### FIRST FLOOR / LANDING

Having a uPVC double glazed window to the side elevation, 1x radiator, storage cupboard and access to the loft hatch.

#### BEDROOM ONE 12'6" x 8'9" (3.822m x 2.672m)

A room of double proportions having 1x radiator, space for a wardrobe / drawers and a uPVC double glazed window to the front elevation. With access through to:

#### ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a shower cubicle, pedestal sink, push button w.c, wood effect flooring, 1x radiator and a uPVC frosted double glazed window to the side elevation.

#### BEDROOM TWO 8'9" x 12'7" (2.670m x 3.838m)

Another room of double proportions having space for a wardrobe / drawers, 1x radiator and a uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 7'1" x 9'0" (2.177m x 2.745m)

A well proportioned room having 1x radiator and a uPVC double glazed window to the rear elevation.

#### BEDROOM FOUR 8'10" x 6'11" (2.698m x 2.117m)

Another well proportioned room having 1x radiator and a uPVC double glazed window to the front elevation.

#### BATHROOM

A 3-piece bathroom suite comprising of: a panelled bath with overhead shower, pedestal sink, push button w.c, partially tiled walls, 1x radiator and a uPVC double glazed window to the side elevation.

#### EXTERNALLY

Externally to the front elevation is a mature small lawn, driveway and access to the garage. To the rear elevation you will find a large enclosed garden with an artificial lawn, patio seating area, ample space for garden furniture and a storage shed.

#### GARAGE

Ideal for storage.

#### PUBLISHING

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#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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## OUTSIDE

Externally to the front elevation is a mature small lawn, driveway and access to the garage. To the rear elevation you will find a large enclosed garden with an artificial lawn, patio seating area, ample space for garden furniture and a storage shed.





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