





Hilton &  
Horsfall



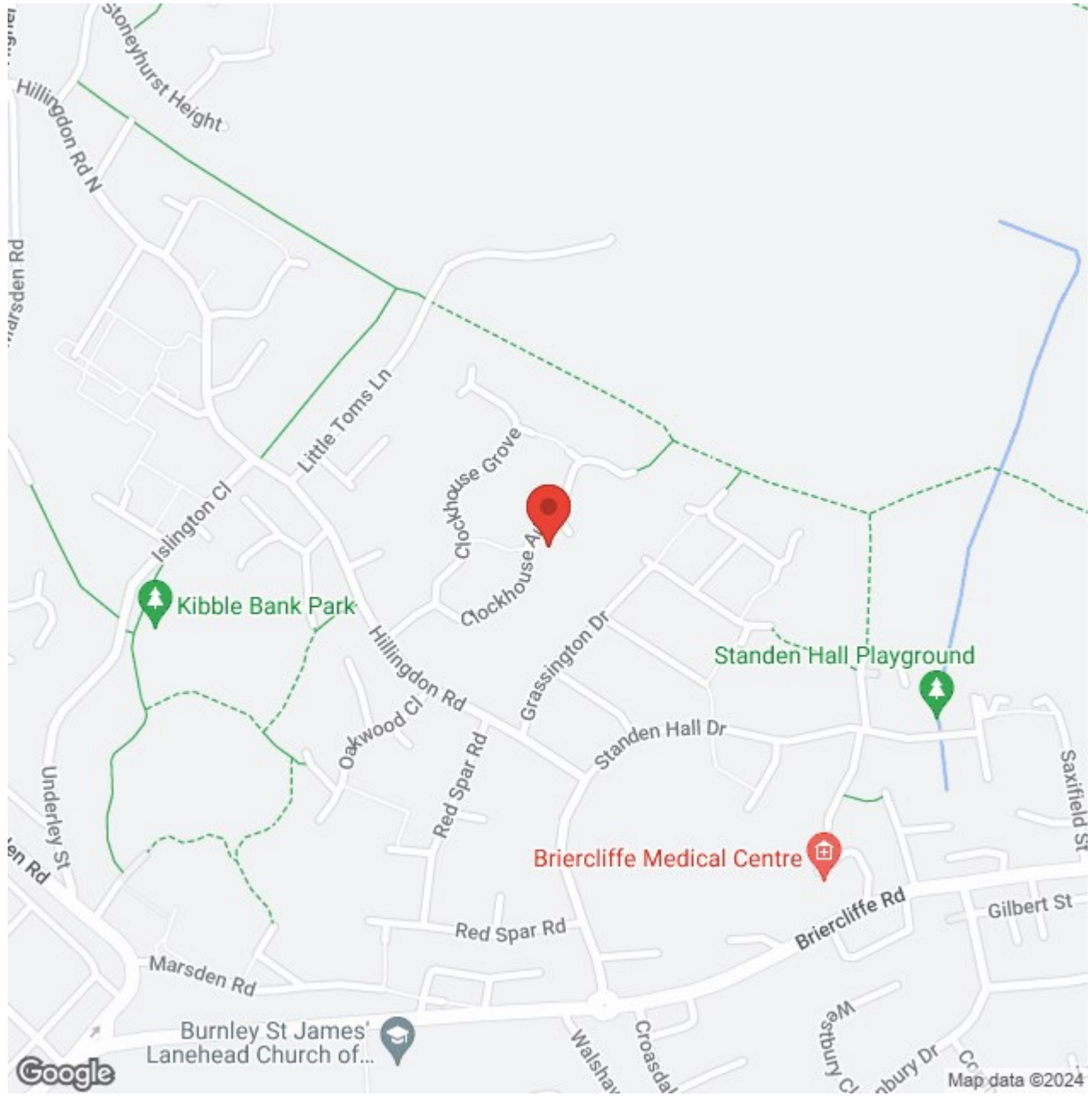
BB10 2SU

## Clockhouse Avenue, Burnley Offers In The Region Of £259,950

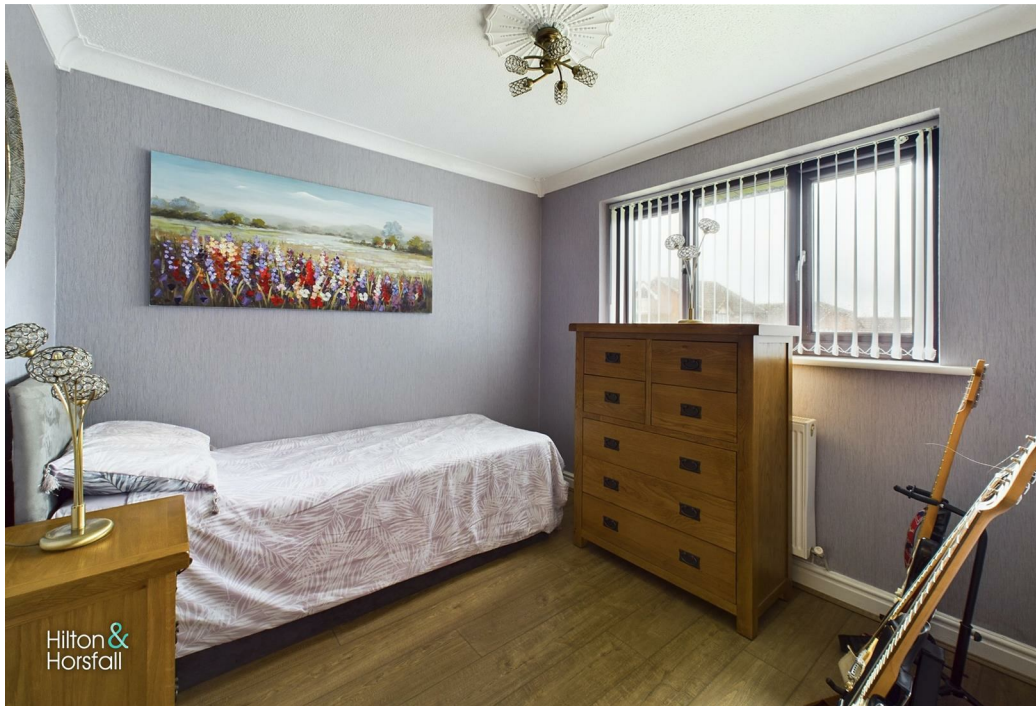
A great opportunity to acquire this two bedroomed detached bungalow, situated on a sought after estate in a popular part of town. Located close to local amenities, transport links and schools. Affording noteworthy features and briefly comprising of: an entrance hall, comfortable sized living offering far reaching views, contemporary fitted kitchen, open plan dining room and access through to the conservatory. You will also find two well proportioned bedrooms and a modern three piece shower room. Externally to the front elevation you will find a mature lawn, a spacious tarmac driveway and access to the converted garage. To the rear elevation you will find a well presented enclosed tiered garden. One not to be missed. Early viewing is advised to avoid disappointment. Council Tax Band 'C'. Freehold.













## Lancashire

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### GROUND FLOOR

Having a uPVC double glazed front door leading into:

#### ENTRANCE HALLWAY

With wood effect flooring 1x radiator, spot lights, coving and an inbuilt storage cupboard. With access through to:

#### LIVING ROOM 15'4" x 11'0" (4.685m x 3.361m)

A comfortable sized room having wood effect flooring, 1x radiator, television point, gas fire set within a marble surround, coving, double oak doors leading into the dining room and a uPVC double glazed window to the front elevation offering far reaching views towards Pendle Hill.

#### DINING ROOM 11'8" x 9'1" (3.562m x 2.790m)

Having wood effect flooring, space for an American style fridge / freezer, 1x contemporary radiator and access through to the conservatory,

#### CONSERVATORY 8'5"x 10'5" (2.589mx 3.177m)

A great addition to the property, overlooking the rear garden. Having wood effect flooring, television point and 2x uPVC double glazed doors leading out to the rear elevation.

#### OPEN PLAN KITCHEN 10'0" x 8'8" (3.064m x 2.644m)

A contemporary kitchen offering fitted soft close wall and base units in grey, contrasting work surfaces over, under counter lighting, electric oven, 4-ring electric hob, air extraction hood over, integrated dishwasher, tiled flooring, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the garden. With open plan access through to the dining room.

#### INNER HALL

Having coving, spot lights and access through to:

#### BEDROOM ONE 11'11" x 10'3" (3.656m x 3.148m)

A room of double proportions having coving, access to the loft hatch, space for a wardrobe / drawers, wood effect flooring, 1x radiator and a large uPVC double glazed window to the rear elevation.

#### BEDROOM TWO 9'1" x 8'9" (2.784m x 2.681m)

A well proportioned room having wood effect flooring, 1x radiator, coving and a uPVC double glazed window to the front elevation offering open aspect views.

#### SHOWER ROOM

A modern 3-piece suite comprising of: a corner shower with rainfall shower head, wall mounted sink with a mixer tap, push button w.c, fully tiled walls, 1x towel radiator, mirrored vanity cupboard and a uPVC double glazed frosted window to the front elevation.

#### CONVERTED GARAGE 18'3" x 8'1" (5.577m x 2.483m)

Having been converted into a fully functioning room. Ideal for a home office. Having 2x uPVC double glazed patio doors to the front elevation, 1x radiator, loft hatch, inbuilt storage cupboard having plumbing for a washing machine and access to the boiler.

#### EXTERNALLY

Externally to the front elevation you will find a mature lawn, trees, flower beds, a spacious tarmac driveway and access to the converted garage. To the rear elevation you will find a

well presented enclosed garden. Having tiered areas with a mature lawn, patio seating areas, outdoor tap, ample space for a storage shed / garden furniture.

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## OUTSIDE

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## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)