





Hilton &  
Horsfall

BB12 6PE

## Greenbrook Close, Burnley Offers In The Region Of £239,950

A brilliant and rare opportunity to acquire this THREE bedroomed detached bungalow situated in a highly sought after area of Burnley. Located in a quiet location, conveniently close by to local amenities, transport links and good schools / nurseries. This property affords many noteworthy features throughout and briefly comprises of: entrance hallway, family sized living room with dining area, fitted kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front there is a large driveway offering ample space for off road parking. To the rear you will find a substantial garden with a large paved patio area, access to garage and a shed to the side. The property also benefits from a large, brick built split double garage with mains power, affording potential for vehicle storage, workshop or utility use. Early viewing is advised. Council Tax Band C. LEASEHOLD.







## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 20'8" x 11'1" (6.30m x 3.39m )

A family sized living room with ceiling coving, ceiling feature, television and phone points, space for settees and dining area, serving hatch, wall feature fireplace with coal effect gas fire set within, 2x central heating radiators, uPVC patio doors leading out to the rear garden and uPVC double glazed window to the front elevation.

#### KITCHEN 10'1" x 7'11" (3.08m x 2.43m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, ceiling coving, inset sink with chrome mixer tap, plumbing for a washing machine, Vaillant boiler, Whirlpool 4 ring gas hob with extractor hood above, serving hatch, tiled splash back, Bosch oven / grill, integrated under counter fridge and freezer, uPVC door leading out to the rear garden and a uPVC double glazed window to the rear elevation.

#### BEDROOM ONE 10'4" x 9'1" (3.15m x 2.79m )

A bedroom of double proportions with ceiling coving, 1x central heating radiator, fitted mirrored wardrobes and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 11'3" x 6'10" (3.43m x 2.10m )

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 9'2" x 8'6" (2.81m x 2.61m )

A well proportioned bedroom with wood effect flooring, space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: fully tiled flooring and walls, ceiling coving, pedestal sink with chrome mixer tap, push button w.c, panelled bathtub with chrome mixer tap, glass shower screen and shower head above, chrome towel rail, 1x central heating radiator and a frosted uPVC double glazed window to the rear elevation.

### EXTERNALLY

Externally to the front elevation there is a large driveway offering ample space for off road parking along with extensive lawns. To the rear you will find a substantial enclosed garden with large paved patio area, side access to the garage and a shed to the side for additional storage.

### GARAGE

The property also benefits from a large, brick built split double garage with mains power, affording potential for vehicle storage, workshop or utility use.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/greenbrook-close>

### PROPERTY DETAILS

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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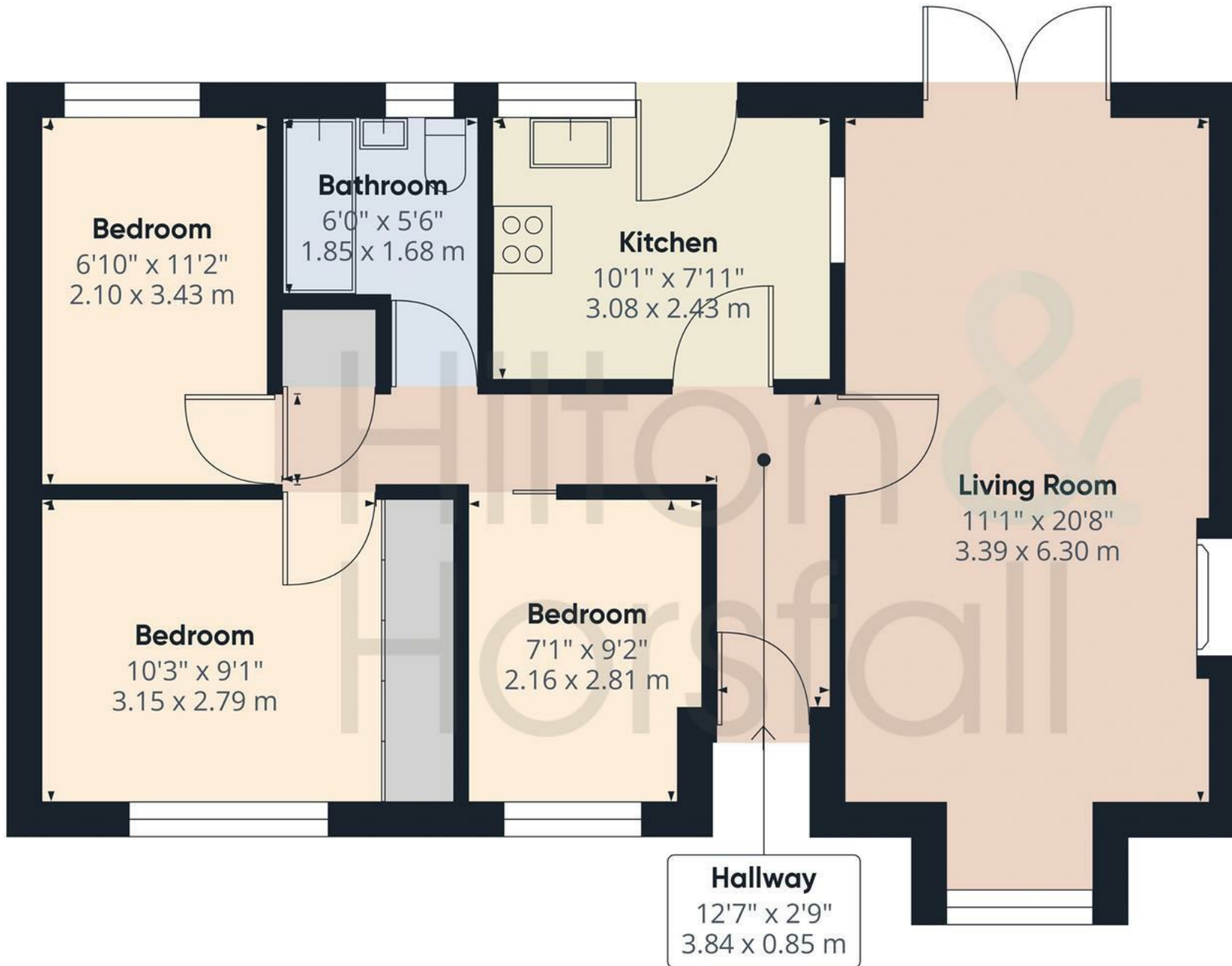


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## OUTSIDE

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Approximate total area<sup>10</sup>  
697.34 ft<sup>2</sup>  
64.78 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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