





Hilton &  
Horsfall



BB12 6ES

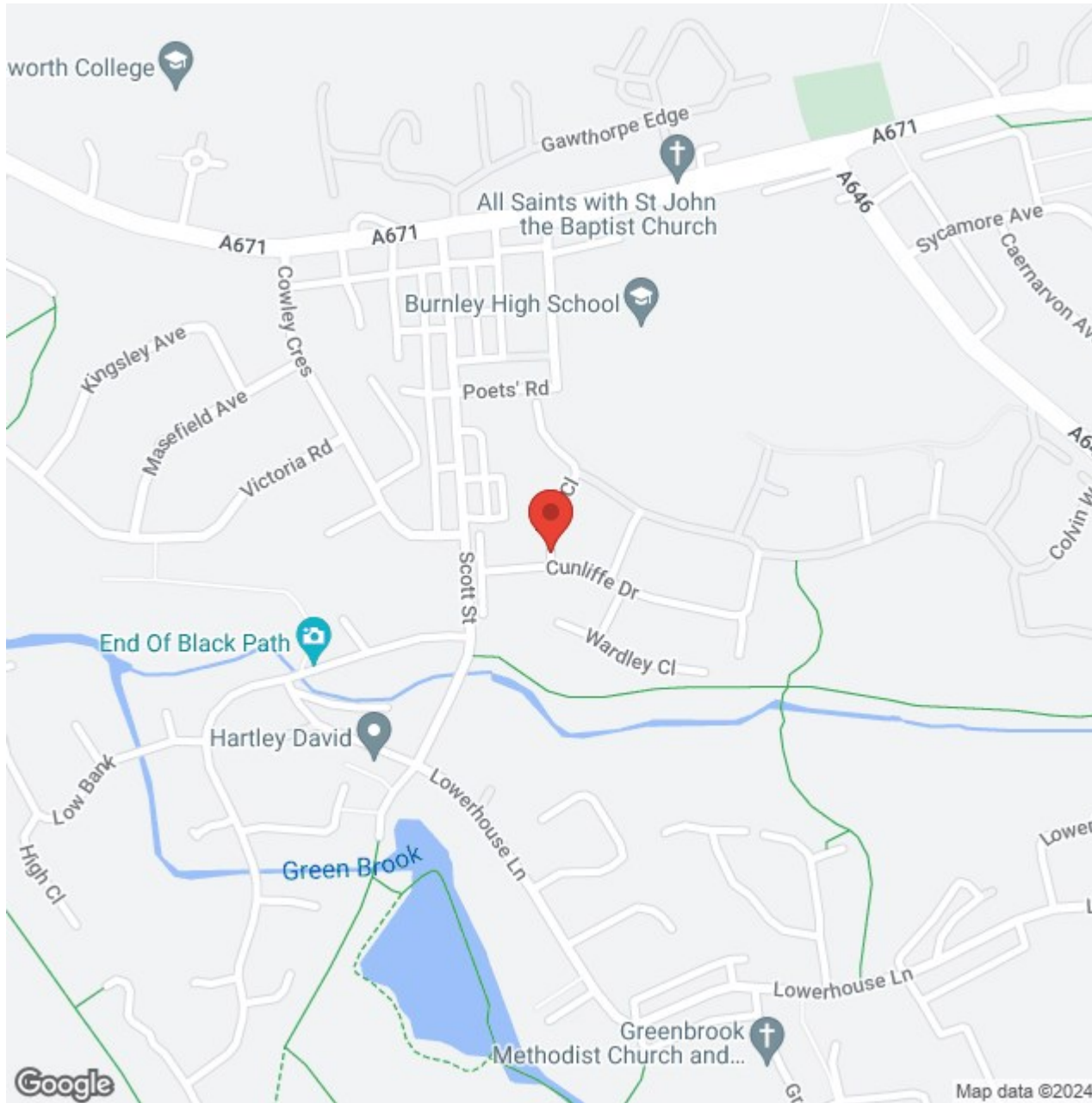
## Tate Close, Burnley

### Offers In The Region Of £289,950

A brilliant opportunity to acquire this FOUR bedroomed property located in a highly desirable area, situated close by to local amenities, good schools and transport links. This property affords many noteworthy features and briefly comprises of: a welcoming entrance hallway, ground floor w.c, family sized living room, kitchen diner. To the first floor / landing you will find three well proportioned bedrooms and a three piece bathroom suite. To the second floor / landing there is a bedroom of double proportions with the added benefit of a three piece en-suite shower room. Externally to the front elevation is a small lawned area, electric car charging point and a paved driveway offering ample space for off road parking. To the rear elevation there is a good sized mainly laid lawn with space for garden furniture. Early viewing is advised to avoid disappointment.











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## Lancashire

A brilliant opportunity to acquire this FOUR bedroomed property located in a highly desirable area, situated close by to local amenities, good schools and transport links. This property affords many noteworthy features and briefly comprises of: a welcoming entrance hallway, ground floor w.c, family sized living room, kitchen diner. To the first floor / landing you will find three well proportioned bedrooms and a three piece bathroom suite. To the second floor / landing there is a bedroom of double proportions with the added benefit of a three piece en-suite shower room. Externally to the front elevation is a small lawned area, electric car charging point and a paved driveway offering ample space for off road parking. To the rear elevation there is a good sized mainly laid lawn with space for garden furniture. Early viewing is advised to avoid disappointment.

### GROUND FLOOR

#### **LIVING ROOM 15'0" x 12'5" (4.582m x 3.810m )**

A family sized living room with wood effect flooring, television point, space for settees, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### **KITCHEN DINER 15'7" x 9'7" (4.773m x 2.930m )**

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, space for table and chairs, integrated 60/40 fridge / freezer, plumbing for a washing machine, Indesit oven / grill, Indesit 4 ring gas hob with chrome extractor hood above, Vent-Axia air extraction fan, door to under stairs storage cupboard and uPVC double glazed window to the rear elevation.

### GROUND FLOOR W.C

A useful ground floor w.c having tiled flooring, push button w.c, wall mounted sink with part tiled splash back, 1x central heating radiator and uPVC double glazed window to the front elevation.

### FIRST FLOOR / LANDING

On the first floor you will find:

#### **BEDROOM ONE 2.751m x 2.720m**

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

#### **BEDROOM TWO 9'0" x 8'11" (2.744m x 2.720m )**

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

### BATHROOM

A three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with shower attachment over and glass shower screen, push button w.c, wall mounted sink, heated chrome towel rack, shaving point, recessed LED spotlights, Vent-Axia air extraction fan and frosted uPVC double glazed window to the side elevation.

#### **BEDROOM THREE 9'5" x 9'1" (2.872m x 2.769m )**

Another 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.

### SECOND FLOOR / LANDING

On the second floor / landing you will find:

#### **BEDROOM FOUR 16'8" x 15'8" (5.081m x 4.782m )**

A bedroom of double proportions with wood effect flooring, 1x central heating radiator, sliding doors to wardrobe space, loft hatch, 2x velux windows, uPVC double glazed window to the front elevation and door to en-suite.

### EN-SUITE

A three piece en-suite shower room comprising of: tiled flooring, part tiled walls, corner shower cubicle, wash basin on vanity unit, heated chrome towel rack, push button w.c, shaving point, air extraction fan and recessed LED spotlights.

### EXTERNALLY

Externally to the front elevation is a small lawned area,

electric car charging point and a paved driveway offering ample space for off road parking. To the rear elevation there is a good sized mainly laid lawn with space for garden furniture

### 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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## OUTSIDE

Externally to the front elevation is a small lawned area, electric car charging point and a paved driveway offering ample space for off road parking. To the rear elevation there is a good sized mainly laid lawn with space for garden furniture











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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)