



Hilton &
Horsfall

BB10 2EF

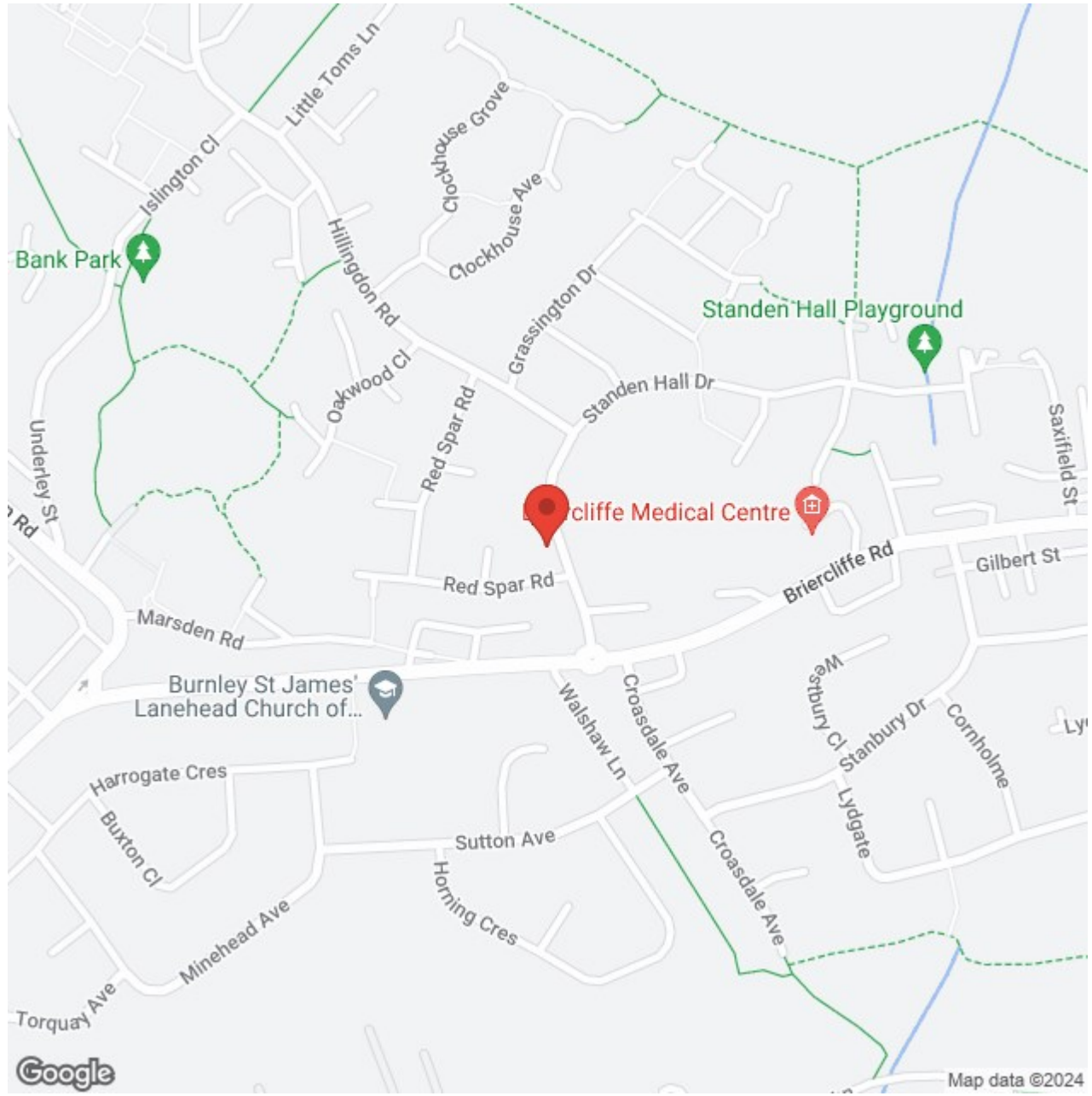
Standenhall Drive, Burnley

Offers In The Region Of £165,000

- Two Bedrooms
- Semi Detached Bungalow
- Close Proximity to a Bus Route
- Low Maintenance Garden
- Detached Garage and Driveway
- No Chain

A fantastic opportunity to acquire this TWO bedroom semi detached bungalow in a highly desirable area of Burnley. This property has many noteworthy features throughout and briefly comprises of: An entrance hallway, family sized living room, a kitchen with inbuilt appliances, two well proportioned bedrooms and a modern 3 piece bathroom. Externally to the front elevation is small lawned area with mature shrubs. To the side elevation is a driveway leading to a detached garage. To the rear is a low maintenance flagged garden. Local amenities are but a short journey away and a bus stop is at your door. Available with no chain, Early viewing is advised. Council tax band B







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

With a uPVC double glazed door, 1 x radiator, a loft hatch, wall mounted thermostat and a hard wired smoke detector.

LIVING ROOM 17'5" x 10'0" (5.32m x 3.06m)

A family sized living room having a large uPVC double glazed window to the front elevation, and a gas fire set within a feature fireplace.

KITCHEN 12'10" x 7'5" (3.92m x 2.27m)

Offering fitted base and wall units,with contrasting work surfaces, integrated under counter fridge freezer, plumbing for a washing machine, electric oven and a 4 ring gas hob, inset sink with chrome mixer, 1 x radiator, extractor fan and a uPVC double glazed window and door to the side elevation.

BEDROOM ONE 11'6" x 11'6" (3.52m x 3.53m)

A double bedroom with a large double glazed window to the rear elevation, 1 x radiator and a telephone point.

BEDROOM TWO 8'3" x 10'5" (2.54m x 3.20m)

A well proportioned room having a radiator, telephone point and a large uPVC double glazed window to the rear elevation.

BATHROOM 7'4" x 5'6" (2.24m x 1.68m)

A modern suite with a push button w.c, bath with shower over and a glass screen, extractor fan, 1 x chrome heated towel radiator, part tiled walls, recessed spot lighting and a uPVC double glazed frosted window.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/Standenhall-drive>

EXTERNALLY

The property has the benefit of a double driveway leading to a detached garage and a rear low maintenance garden.

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

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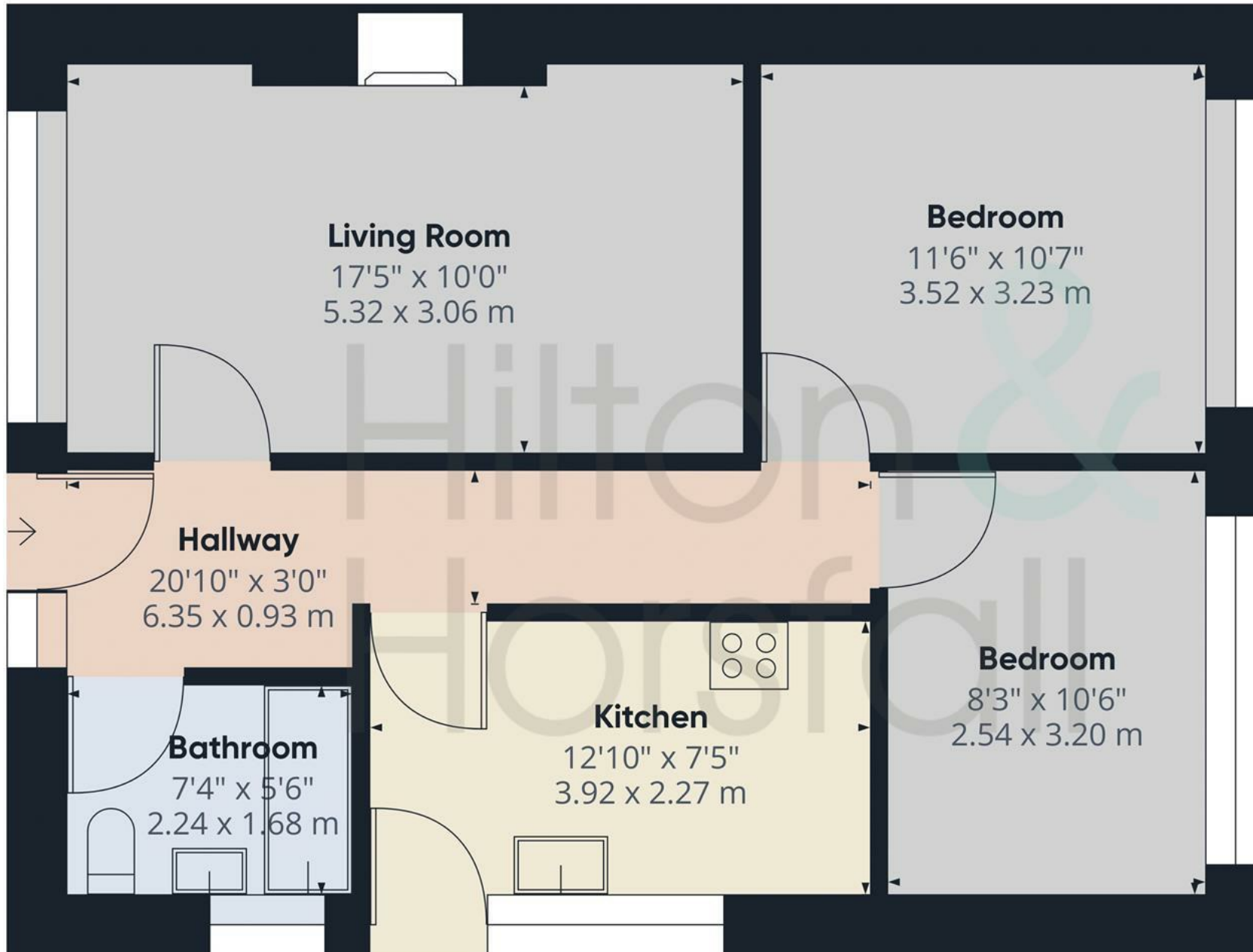


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OUTSIDE

The property has the benefit of a double driveway leading to a detached garage and a rear low maintenance garden.





Approximate total area⁽¹⁾
616.95 ft²
57.32 m²

(1) 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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