



Hilton &
Horsfall

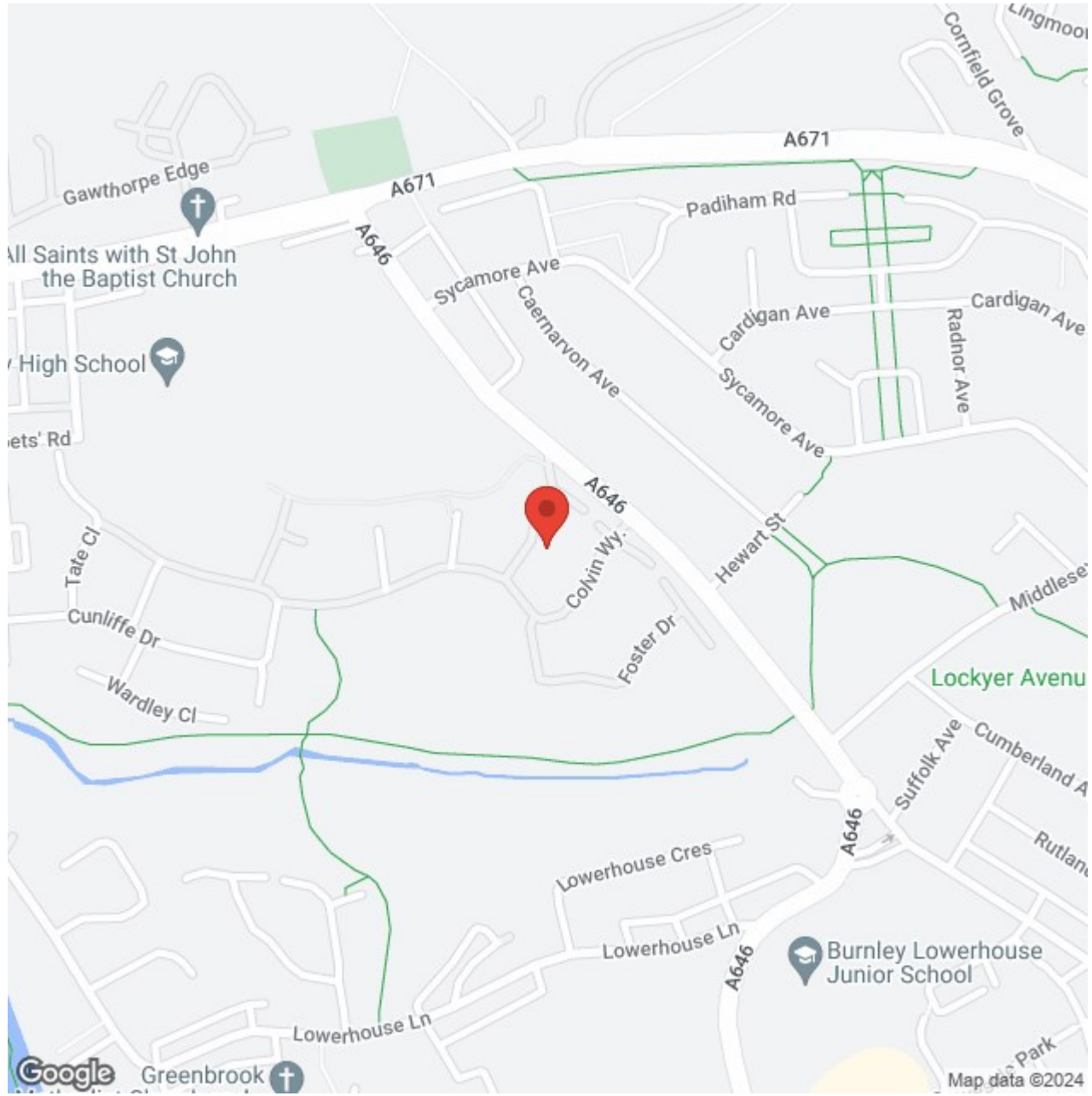
BB12 6ER

Manders Close, Burnley

Offers In The Region Of £314,950

Located at on Manders Close, Burnley, this two-story family sized house offers spacious living accommodation, comprising of four bedrooms, master with ensuite and a house bathroom. The ground floor has been smartly designed featuring a fully equipped dining kitchen with inbuilt appliances, a separate utility room, a convenient WC and a cosy living area perfect for relaxation. Additionally, the ground floor also includes a garage for additional storage. On the first floor, you can find all the four generously sized bedrooms alongside a modern ensuite and a bathroom. This home is surrounded by convenient facilities which include 'Burnley High School', ideal for families with school-going children. Nearby, there is also the 'George IV Pub', 'Lowerhouse Lodge', and 'Gawthorpe Hall', allowing for a variety of both leisure and recreational activities. Make this comfortable and ideally located home yours today.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALL

A welcoming entrance hallway having wood effect flooring, 1x central heating radiator and an open balustrade staircase to the first floor / landing.

LIVING ROOM 12'1" x 16'7" (3.70m x 5.08m)

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

DINING KITCHEN 22'6" x 9'3" (6.86m x 2.83m)

Offering a range of fitted wall and base units with Quartz worktops, inset sink with instant boiling water tap, tiled flooring, part tiled splash back, space for table and chairs, 1x central heating radiator, recessed LED spotlights, uPVC double glazed window to the rear elevation and uPVC patio door leading out to the rear garden. Having an array of integrated appliances such as: dishwasher, Indesit oven / grill and a separate Indesit combi microwave / oven and a 60/40 fridge / freezer.

UTILITY ROOM 5'2" x 6'0" (1.60m x 1.83m)

A useful utility room with tiled flooring, inset sink with chrome mixer tap, part tiled splash back, plumbing for a washing machine, space for a tumble dryer, access to combi boiler, air extraction fan, 1x central heating radiator, door to ground floor w.c and composite door leading out to the rear garden.

GROUND FLOOR W.C. 5'3" x 2'10" (1.61m x 0.88m)

Comprising of: tiled flooring, part tiled walls, wall mounted sink, push button w.c., 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 12'3" x 12'8" (3.74m x 3.88m)

A bedroom of double proportions having fitted wardrobes with soft close drawers, jewellery compartments and LED lighting, 1x central heating radiator, uPVC double glazed panelled window to the front elevation and door leading to the en-suite.

EN-SUITE SHOWER ROOM 6'5" x 4'7" (1.97m x 1.42m)

A three piece en-suite shower room having tiled flooring, part tiled walls, wall mounted sink, push button w.c., heated chrome towel rack, shaving point, shower cubicle, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the front elevation.

BEDROOM TWO 11'3" x 11'1" (3.43m x 3.40m)

Another bedroom of double proportions with door to wardrobe space, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE 8'11" x 10'7" (2.74m x 3.23m)

A well proportioned bedroom having an inbuilt wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM FOUR 9'1" x 9'4" (2.78m x 2.86m)

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

BATHROOM 7'3" x 5'6" (2.23m x 1.68m)

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

GARAGE 8'2" x 17'0" (2.49m x 5.19m)

Having ample space for storage and off road parking purposes.

EXTERNALLY

Externally to the front elevation there is a paved driveway leading up to the integral garage, offering ample space for off road parking. To the rear elevation you will find a mainly laid lawn, flagged patio area with space for garden furniture and outside lighting. Perfect for use during the Spring / Summer months. In addition the property benefits from an outdoor 3-pin electric charging point.

ADDITIONAL INFO

The loft space is 2/3 covered by loft boarding set on stilts and lighting installed

LOCATION

Nestled in the heart of Lancashire, Burnley offers a vibrant and diverse community, steeped in history and brimming with modern amenities. Living in Burnley means immersing yourself in a dynamic urban

environment while still enjoying easy access to the stunning countryside that surrounds it. The town boasts a rich industrial heritage, evident in its historic buildings, museums, and landmarks, providing a fascinating backdrop for everyday life. Residents of Burnley enjoy a bustling town center filled with shops, restaurants, and cultural attractions, ensuring that there's always something new to explore. For outdoor enthusiasts, the nearby Pennine countryside offers endless opportunities for adventure, from scenic walks to mountain biking trails. With excellent transportation links and proximity to major cities like Manchester and Leeds, Burnley is ideal for commuters and those seeking urban excitement. Whether you're drawn to its rich history, cultural diversity, or vibrant energy, Burnley offers the perfect blend of city living and countryside charm.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/Manders-Close>

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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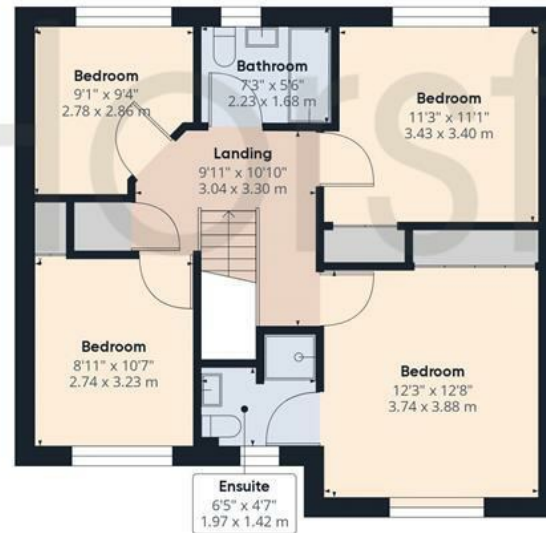
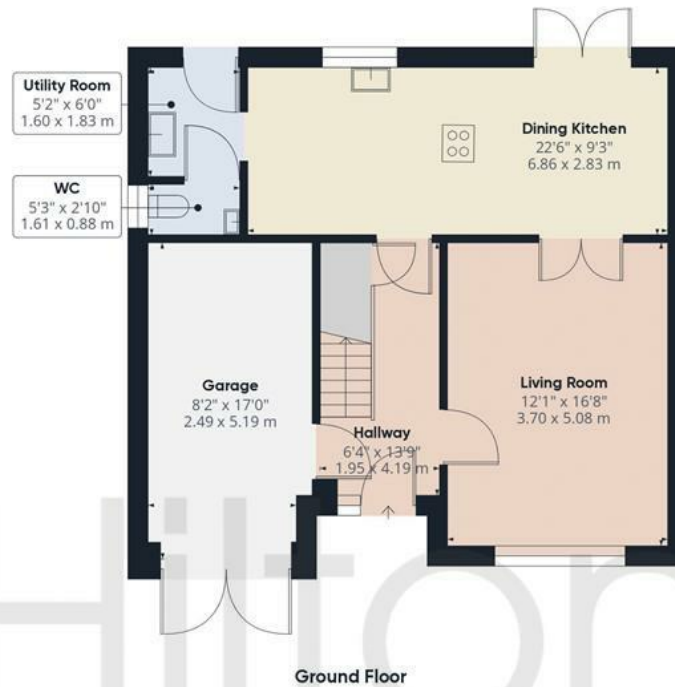
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OUTSIDE

Externally to the front elevation there is a paved driveway leading up to the integral garage, offering ample space for off road parking. To the rear elevation you will find a mainly laid lawn, flagged patio area with space for garden furniture and outside lighting. Perfect for use during the Spring / Summer months. In addition the property benefits from an outdoor 3-pin electric charging point.





Approximate total area⁽¹⁾
1363.19 ft²
126.64 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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