





Hilton &  
Horsfall

BB10 4RA

## Daisy Bank Crescent, Burnley Offers In The Region Of £299,950

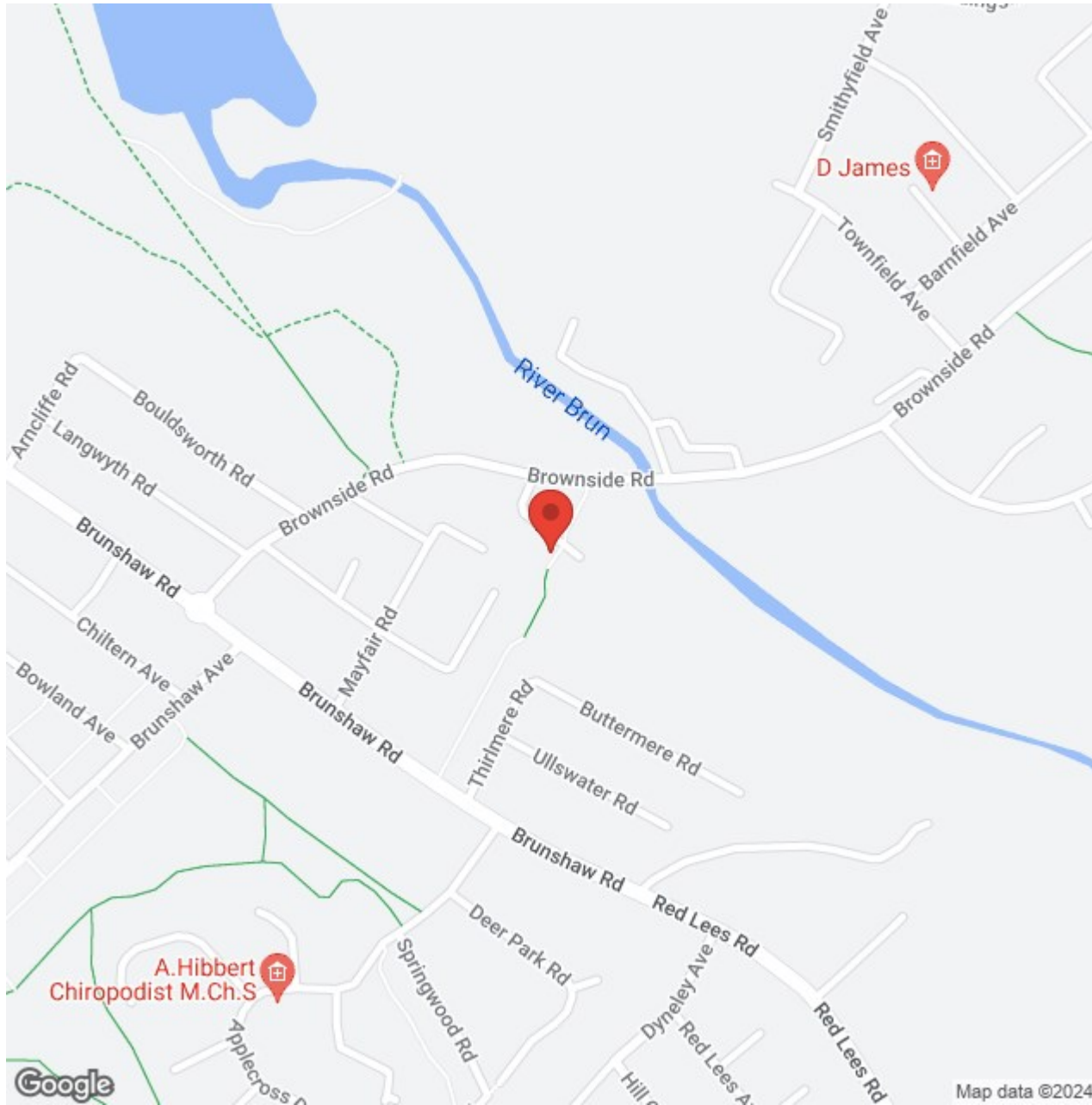
- Fully Refurbished • Two Bedrooms • Detached Bungalow • Driveway • Garden

A modern two bedroomed single storey bungalow which has been rewired, replumbed, reroofed and has had a damp proof course throughout, Located on the outskirts of the sought after village of Worsthorne, having local amenities, transport links, primary and secondary schools close by. Affording many noteworthy features and briefly comprising of: an entrance hallway, family sized living room, a large sitting room which could also be used as a bedroom, a modern dining kitchen with built in appliances, a large double bedroom, a modern three piece shower room and a side porch leading outside. Externally to the front elevation is a well kept forecourt with mature flower beds, to the side is a flagged driveway and to the rear is a large garden which is mainly laid with lawn but also has a patio area and mature flower beds. Council Tax Band 'C'. Leasehold. One not to be missed. Early viewing is advised.













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## Lancashire

A modern two bed roomed single storey bungalow which has been rewired, replumbed, reroofed and has had a damp proof course throughout, Located on the outskirts of the sought after village of Worsthorne, having local amenities, transport links, primary and secondary schools close by. Affording many noteworthy features and briefly comprising of: an entrance hallway, family sized living room, a large sitting room which could also be used as a bedroom, a modern dining kitchen with built in appliances, a large double bedroom, a modern three piece shower room and a side porch leading outside. Externally to the front elevation is a well kept forecourt with mature flower beds, to the side is a flagged driveway and to the rear is a large garden which is mainly laid with lawn but also has a patio area and mature flower beds. Council Tax Band 'C'. Leasehold. One not to be missed. Early viewing is advised.

### ENTRANCE

With a uPVC composite door leading to:

### HALLWAY

A welcoming entrance hallways with 1x radiator and access to the loft.

### LIVING ROOM 14'0" x 12'2" (4.28 x 3.71)

A family sized living room with a gas fire set within a feature fireplace, television point, coving 1x radiator and a uPVC double glazed window to the front elevation.

### DINING KITCHEN 9'10" x 11'9" (3.02 x 3.60)

A modern dining kitchen with a range of wall and base units and built in appliances such as a four ring electric hob, oven and grill and dishwasher. The kitchen also boasts plumbing for a washing machine, dryer and dishwasher also having a stainless steel sink with chrome mixer tap, 1x radiator, LED spotlights, space for

a dining table and a uPVC double glazed window to the rear elevation.

### BEDROOM ONE 9'5" x 12'2" (2.89 x 3.71)

A large double bedroom with fitted wardrobes, coving, 1x radiator and a uPVC double glazed window to the front elevation.

### SITTING ROOM / BEDROOM TWO 13'10" x 11'8" (4.23 x 3.57)

A good sized sitting room which could also be used as an additional bedroom with 1x radiator, coving, a frosted uPVC double glazed window top the side elevation, a uPVC double glazed door leading to the side porch and uPVC double glazed french doors leading to the garden.

### SHOWER ROOM 5'10" x 8'1" (1.80 x 2.48)

A modern three piece suite with a shower cubical and shower over, push button w.c, pedestal sink with chrome mixer tap, 1x radiator, LED spotlights, built in storage cupboard housing the new boiler, fully tiled walls and a uPVC frosted double glazed window to the rear elevation.

### SIDE PORCH 3'0" x 6'1" (0.92 x 1.86)

With a uPVC double glazed door leading outside.

### EXTERNALLY

Externally to the front elevation is a well kept forecourt with mature flower beds, to the side is a flagged driveway and to the rear is a large garden which is mainly laid with lawn but also has a patio area and mature flower beds.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/daisy-bank-crescent>

### PUBLISHING

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## OUTSIDE

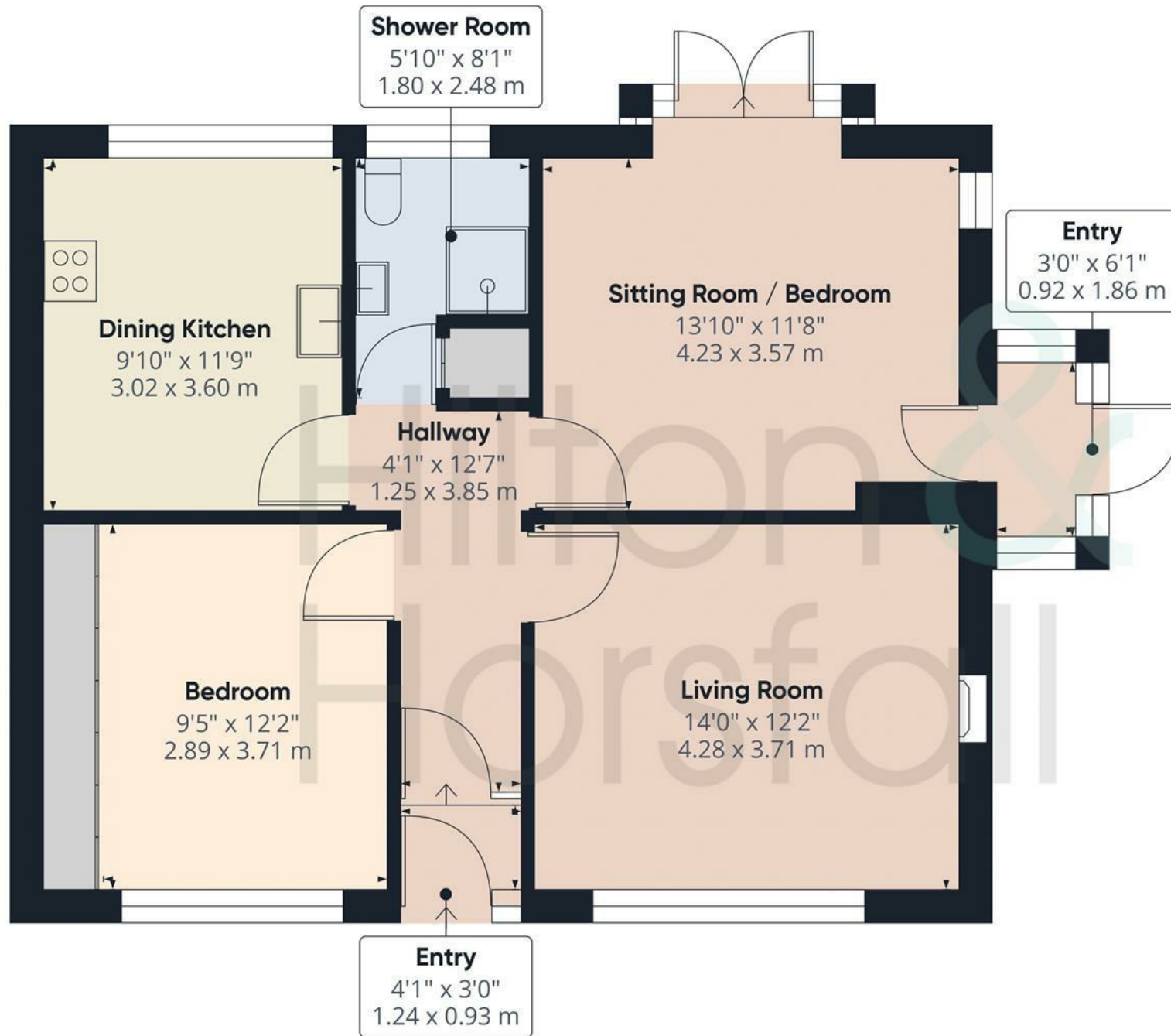
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Approximate total area<sup>(1)</sup>  
742.37 ft<sup>2</sup>  
68.97 m<sup>2</sup>

(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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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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