



Hilton &
Horsfall

BB10 4JP

Applecross Drive, Burnley

Offers In The Region Of £424,950

- Detached Family Home • Three Reception Rooms • Four Bedrooms • Driveway • Garden

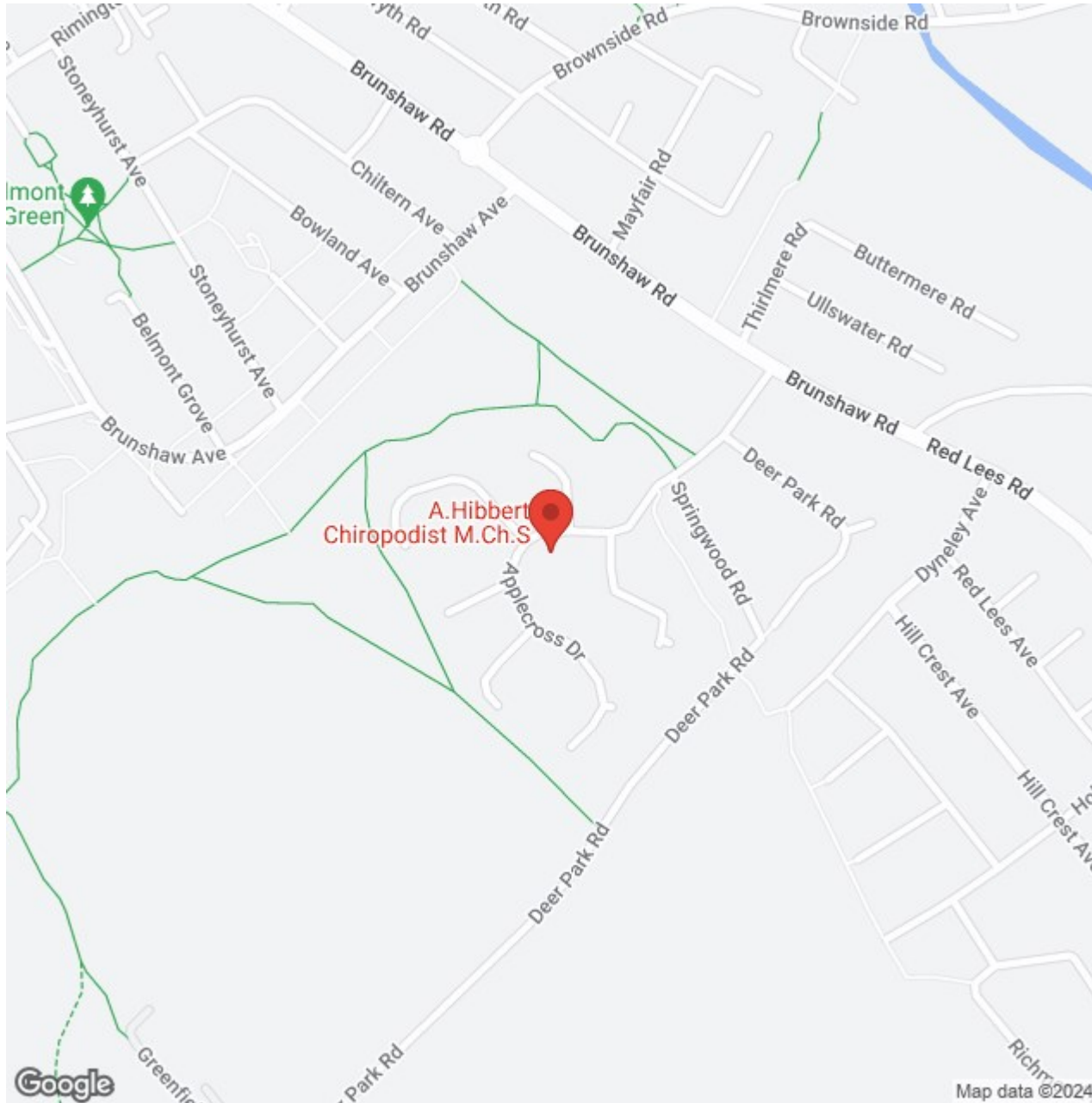
A brilliant opportunity has arisen to acquire this beautifully presented detached dwelling located in a highly desirable area of Burnley. Situated conveniently close by to local amenities, transport links and pubs. Only being a short stroll away from Towneley Park too which offers lovely walking routes. This property affords many noteworthy features throughout and briefly comprises of: family sized living room, useful ground floor w.c, fitted kitchen, open to dining area and a bright and airy sun room. To the first floor / landing you will find four well proportioned bedrooms with the master having an en-suite shower room and a contemporary three piece bathroom suite. Externally to the front elevation there is a laid lawn with mature shrubs and a paved driveway leading up to the integral garage which is ideal for off road parking. To the rear elevation you will find a south facing garden with a laid lawn, mature trees, shrubs and flower beds and a flagged patio area with space for outdoor furniture. Perfect for use during the Spring / Summer months. Early viewing is advised to avoid disappointment.

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Lancashire

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 5.50m x 3.73m

A family sized living room having ceiling coving, space for settees, recessed LED spotlights, 2x central heating radiators, television point, wall feature fireplace with log burner fire set within, double doors leading through to dining area and uPVC double glazed bay fronted windows.

GROUND FLOOR W.C

A useful ground floor w.c comprising of: wood effect flooring, ceiling coving, wall mounted sink with chrome mixer tap, push button w.c, 1x central heating radiator and wood frame frosted window to the side elevation.

KITCHEN 25'7" x 10'2" (7.81m x 3.10m)

Offering a range of fitted wall and base units with contrasting work tops, tiled splash back, inset sink, underfloor heating, karndean flooring, AEG 5 ring induction hob with extractor fan above, Samsung oven / grill, integrated fridge / freezer, dishwasher, recessed LED spotlights, bifold windows and door leading out to the rear elevation.

DINING 25'7" x 10'2" (7.81m x 3.10m)

Open to the kitchen having a fitted seating area, space for table and chairs, underfloor heating, wall mounted cast iron radiator, karndean flooring, double doors leading through to the living room and access through to the sunroom.

SUN ROOM 11'3" x 8'9" (3.44m x 2.69m)

A bright and airy sunroom having karndean flooring, space for settees, 2x wall lights, composite double glazed windows to the rear elevation and composite patio doors leading out to the rear garden.

FIRST FLOOR / LANDING

On the first floor you will find:

BEDROOM ONE 13'4" x 11'10" (4.08m x 3.62m)

A bedroom of double proportions with ceiling coving, space for wardrobes and drawers, 1x central heating radiator, door to en-suite and uPVC double glazed window to the front elevation

EN-SUITE

A modern three piece en-suite shower room comprising of:

wood effect flooring, corner shower cubicle with rainfall shower head, ceiling coving, recessed LED spotlights, heated chrome towel rack, push button w.c, sink in vanity unit with chrome mixer tap, shaving point and frosted wood frame window to the front elevation.

BEDROOM TWO 12'8" x 9'6" (3.87m x 2.91m)

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

BEDROOM THREE 8'8" x 8'0" (2.65m x 2.45m)

Yet again a bedroom of double proportions with ceiling coving, space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM FOUR 9'1" x 7'5" (2.78m x 2.28m)

A bedroom of single proportions having ceiling coving, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the rear elevation with lovely panoramic views.

BATHROOM

A contemporary three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with shower over and glass shower screen, pedestal sink with chrome mixer tap, low level w.c, heated chrome towel rack, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find a lawned area with mature shrubs and a paved driveway leading up to the single garage which is ideal for off road parking. To the rear elevation there is a south facing garden with a laid lawn, mature trees, shrubs and flowerbeds, flagged patio area with space for outdoor furniture, outside water. Having stunning open aspect views, the perfect garden for use during the Spring / Summer months.

GARAGE

Having an up n over garage style door, full lighting and electrics, plumbing for a washing machine, space for a tumble dryer and access to the boiler.

360 DEGREE VIRTUAL TOUR

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

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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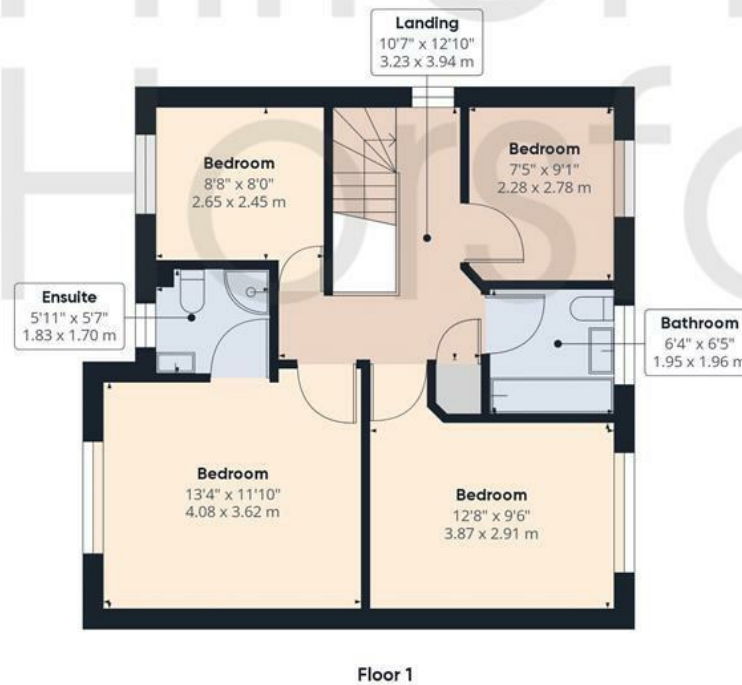
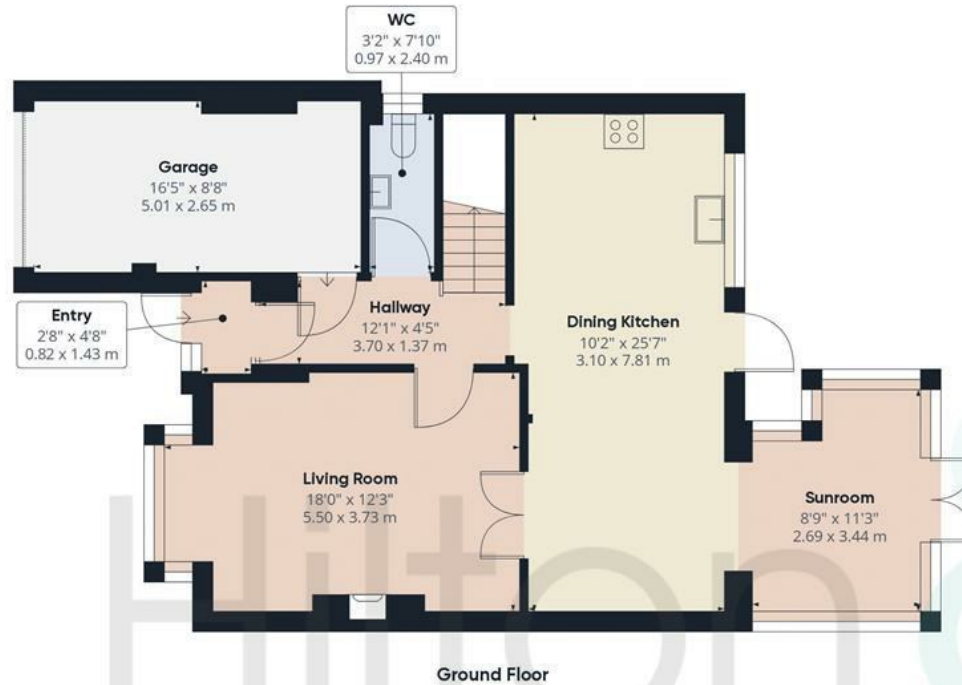
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OUTSIDE

Externally to the front elevation you will find a lawned area with mature shrubs and a paved driveway leading up to the single garage which is ideal for off road parking. To the rear elevation there is a south facing garden with a laid lawn, mature trees, shrubs and flowerbeds, flagged patio area with space for outdoor furniture, outside water. Having stunning open aspect views, the perfect garden for use during the Spring / Summer months.





Approximate total area⁽¹⁾
1450.65 ft²
134.77 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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