





Hilton &  
Horsfall

BB12 6BU

## Foster Drive, Burnley

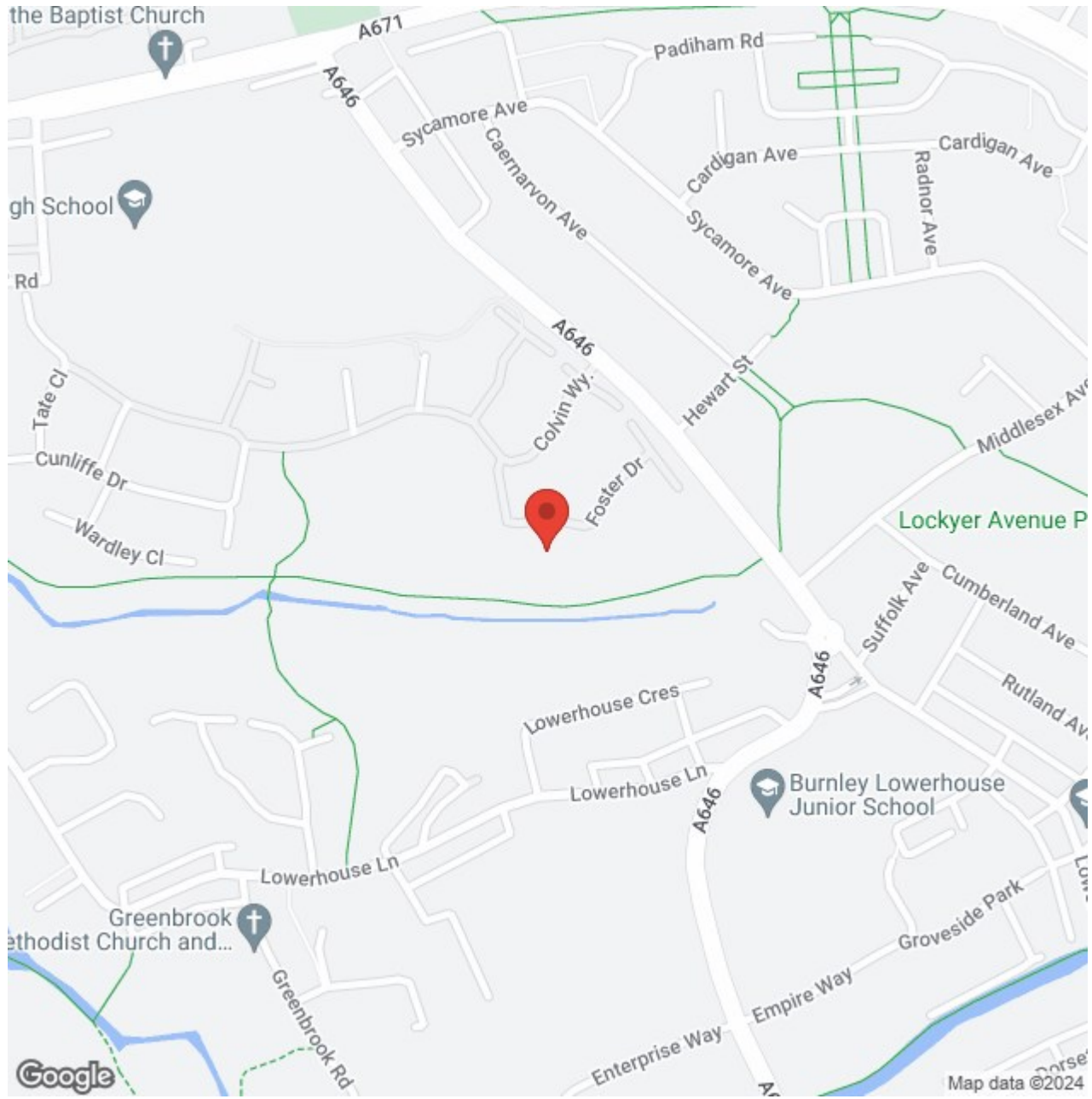
### Offers In The Region Of £309,950

- Detached
- Four bedrooms
- Integral garage
- Beautifully presented
- South facing garden

A fantastic opportunity to acquire this beautifully presented FOUR bed detached dwelling located on a highly sought after development site in a desirable area of Burnley. Situated conveniently close by to local amenities, good primary / secondary schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Blackburn, Preston & Manchester.

This property affords many noteworthy features throughout and briefly comprises of: a family sized living room, dining kitchen, useful ground floor w.c, four well proportioned bedrooms (with the master having an en-suite shower room) and a beautifully modern three piece bathroom suite. Externally to the front elevation you will find a paved driveway leading up to the integral garage offering ample space for off road parking and a lawned area with a mature tree. To the rear elevation there is an enclosed private south facing garden with a laid lawn and flagged patio area with space for garden furniture. Ideal for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment.







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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 12'8" x 12'4" (3.87m x 3.76m )

A family sized living room having wood effect flooring, space for settees, television point, 1x central heating radiator and uPVC double glazed bay fronted window.

#### DINING KITCHEN 16'0" x 20'9" (4.90m x 6.35m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, integrated Indesit oven / grill, 4 ring gas hob with chrome extractor hood above, dishwasher, plumbing for a washing machine, air extraction fan, access to the Ideal boiler and uPVC double glazed window to the rear elevation. Having an open dining area with space for table and chairs, television point, 1x central heating radiator, open balustrade staircase to the first floor / landing and uPVC patio doors leading out to the rear garden.

#### GROUND FLOOR W.C

A useful ground floor w.c comprising of: wood effect flooring, half panelled walls, push button w.c, pedestal sink with chrome mixer tap, part tiled splash back, heated chrome towel rack and an air extraction fan.

### FIRST FLOOR / LANDING

On the first floor / landing you will find

#### BEDROOM ONE 10'10" x 9'1" (3.31m x 2.78m )

A bedroom of double proportions having fitted wardrobes, space for drawers, television point, 1x central heating radiator, door to en-suite shower room and uPVC double glazed window to the rear elevation.

#### EN-SUITE

A beautifully presented three piece en-suite shower room comprising of: fully tiled flooring and walls, shower cubicle, wall mounted floating sink with chrome mixer tap, push button w.c, shaving point, heated chrome towel rack, air extraction fan and uPVC double glazed frosted window to the side elevation.

#### BEDROOM TWO 10'5" x 9'1" (3.20m x 2.77m )

Another bedroom of double proportions with fitted wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM THREE 8'8" x 9'6" (2.65m x 2.90m )

A well proportioned bedroom with space for wardrobes and drawers, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM FOUR 1.91m x 2.89m

A well proportioned bedroom that is currently utilised as a dressing room with wood effect flooring, space for a vanity desk / chair, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BATHROOM

A brilliantly modern three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, wall mounted floating vanity sink with chrome mixer tap, push button w.c, shaving point, heated chrome towel rack, air extraction fan and uPVC double glazed frosted window to the side elevation.

#### GARAGE 15'10" x 8'0" (4.84m x 2.45m )

Ideal for storage and off road parking purposes.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/forster-drive-burnley>

### EXTERNALLY

Externally to the front elevation you will find a paved driveway leading up to the integral garage offering ample space for off road parking and a lawned area with a mature tree. To the rear elevation there is an enclosed private south facing garden with a laid lawn and flagged patio area with space for garden furniture. Ideal for use during the Spring / Summer months

### 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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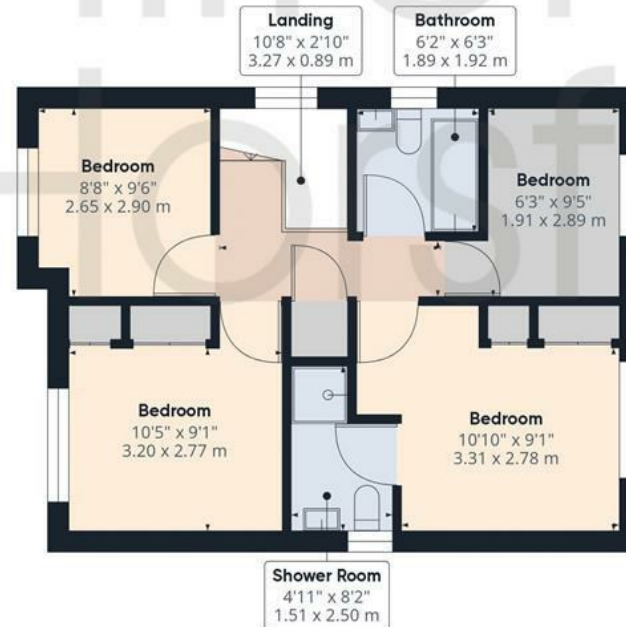
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## OUTSIDE

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1177.57 ft<sup>2</sup>  
109.4 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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