



Hilton &
Horsfall

BB11 5AZ

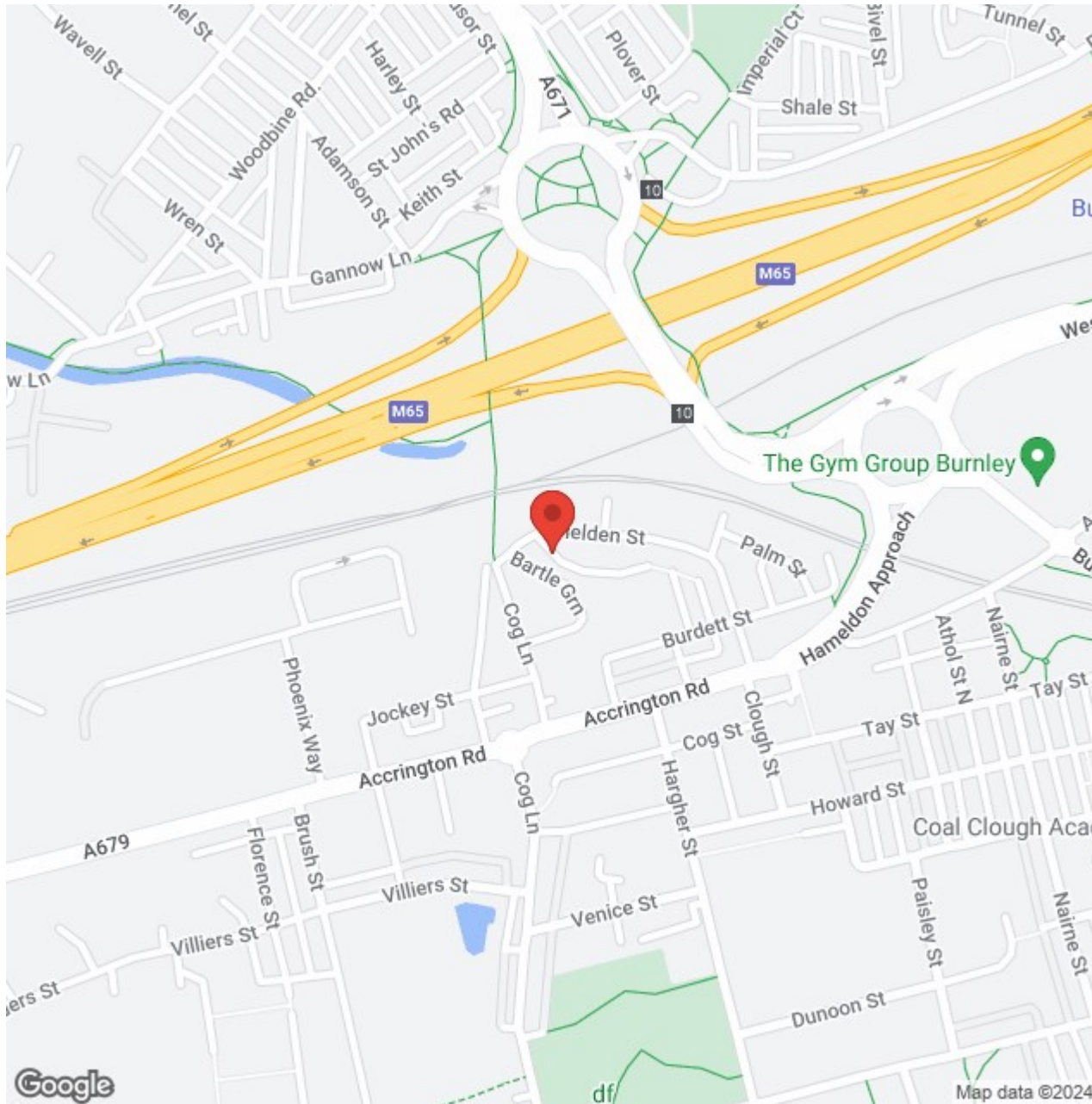
Marlon Crescent, Burnley

Offers In The Region Of £179,950

- Three storey
- Three bedrooms
- Recently renovated living / dining room
- Enclosed rear yard

A beautifully presented THREE bedroomed dwelling located in a popular area of Burnley. Situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Blackburn, Preston and Manchester. Burnley Town centre is only a short drive away too. This property affords many noteworthy features throughout and briefly comprises of: a modern fitted kitchen, useful ground floor w.c, family sized living room, three bedrooms of double proportions (master bedroom having a modern three piece en-suite shower room) and a contemporary three piece bathroom suite. Externally to the rear elevation there is an enclosed garden with an artificial lawn having space for garden furniture, outside lighting and electrics and a storage shed. Council Tax Band B. LEASEHOLD.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with tiled flooring, 1x central heating radiator, smoke detector, thermostat, staircase leading to the first floor / landing and a composite door to the front elevation.

KITCHEN 12'1" x 11'4" (3.69m x 3.46m)

Offering a range of fitted wall and base units with contrasting worktops, space for a freestanding fridge / freezer, tiled flooring, Indesit oven / grill. Indesit 4 ring gas hob with extractor fan above, inset sink with chrome mixer tap, 1x central heating radiator, plumbing for a washing machine, access to the Logic combi boiler and uPVC double glazed full length window to the front elevation.

GROUND FLOOR W.C

A useful ground floor w.c with tiled flooring, push button w.c, pedestal sink with chrome mixer tap, tiled splash back and 1x central heating radiator. Adjacent to the w.c is a storage cupboard with space for a tumble dryer.

LIVING ROOM 21'3" x 13'3" (6.50m x 4.06m)

A family sized living room having wood effect flooring, space for settees, space for a dining table and chairs, 2x central heating radiators, television point, recessed LED spotlights and patio doors leading out to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 9'8" x 12'5" (2.95m x 3.79m)

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

BEDROOM TWO 11'0" x 8'1" (3.37m x 2.47m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, and uPVC double glazed full length windows to the front elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: tiled flooring, tiled splash back, panelled bathtub with chrome mixer tap, shower over and glass shower screen, pedestal sink with chrome mixer tap., wall mounted modern radiator and an air extraction fan.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM THREE 14'10" x 20'4" (4.53m x 6.22m)

Another bedroom of double proportions having space for wardrobes and drawers, television point, 2x central heating radiators, loft hatch, uPVC double glazed windows to the front and side elevation, velux window to the rear elevation, uPVC patio doors leading out to the balcony and a door leading through to the en-suite shower room.

EN-SUITE

A modern three piece en-suite shower room comprising of: tiled flooring, tiled splash back, shower cubicle, push button w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, air extraction fan and velux window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/marlon-crescent>

EXTERNALLY

Externally to the rear elevation there is an enclosed garden with an artificial lawn having space for garden furniture, outside lighting and electrics and a storage shed.

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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OUTSIDE

Externally to the rear elevation there is an enclosed garden with an artificial lawn having space for garden furniture, outside lighting and electrics and a storage shed.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1223.82 ft²

113.7 m²

Reduced headroom

49.75 ft²

4.62 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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