



A fantastic opportunity has arisen to let this simply stunning two bed roomed semi-detached dwelling, located in a sought after part of town. Briefly comprising of: an entrance hall, living room and a fitted breakfast kitchen. To the first floor you will find two well proportioned bedrooms and a three piece contemporary shower room. Externally to the front elevation you will find a mature lawn and a flagged driveway. To the rear elevation is a large enclosed garden. Situated close to local amenities, transport links, primary and secondary schools. The M65 motorway is a short drive giving easy access to neighbouring towns / cities. One not to be missed. Early viewing is advised to avoid disappointment.

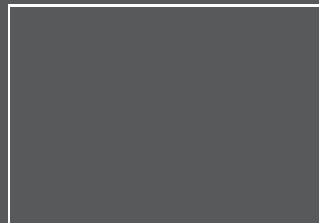
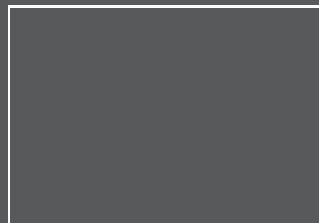
COUNCIL TAX  
Band: B

**Hilton &  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Castlerigg Drive  
Burnley

£875 PCM



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elevation and access to the loft hatch (partially boarded with a retractable ladder).

**SHOWER ROOM**

A modern 3-piece suite comprising of: a walk-in shower with rainfall shower head, push button w.c, large sink with a black mixer, inbuilt shelving, tiled flooring, tiled walls, fitted mirror, 1x towel radiator, spot lights, extractor fan, inbuilt speaker and a uPVC double glazed frosted window to the rear elevation.

**EXTERNALLY**

Externally to the front elevation you will find a mature lawn and a flagged driveway. To the rear elevation is a large enclosed garden with a mature lawn and outdoor water tap.

**PUBLISHING**

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**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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**GROUND FLOOR**

With a composite front door leading into:

**ENTRANCE HALL**

Having spot lights and access through to:

**LIVING ROOM**

11'5" x 14'0"

A comfortable sized room having 2x contemporary radiators, television point, spot lights, a glass balustrade staircase leading to the first floor / landing and a large uPVC double glazed window to the front elevation.

**BREAKFAST KITCHEN**

11'2" x 11'3"

A simply stunning breakfast kitchen having fitted wall and base units in grey, contrasting work surfaces over, Neff 4-ring induction hob, air extraction hood, white Blanco sink with black mixer tap, 2x contemporary radiators, tiled flooring, integrated washing machine, integrated Neff dishwasher, integrated 60/40 fridge / freezer, Neff integrated oven, integrated microwave, fitted breakfast bar, inbuilt speakers, spot lights and bi-folding doors leading out to the garden.

**FIRST FLOOR / LANDING**

With recessed spot lights and a uPVC double glazed frosted window to the side elevation.

**BEDROOM ONE**

11'4" x 10'7"

A room of double proportions having usb charging points, television point, spot lights, 1x contemporary radiator, fitted shelving and a uPVC double glazed window to the front elevation.

**BEDROOM TWO**

11'2" x 6'1"

A well proportioned room having a contemporary radiator, a uPVC double glazed window to the rear

