



Hilton &
Horsfall

BB11 4HE

Manchester Road, Burnley

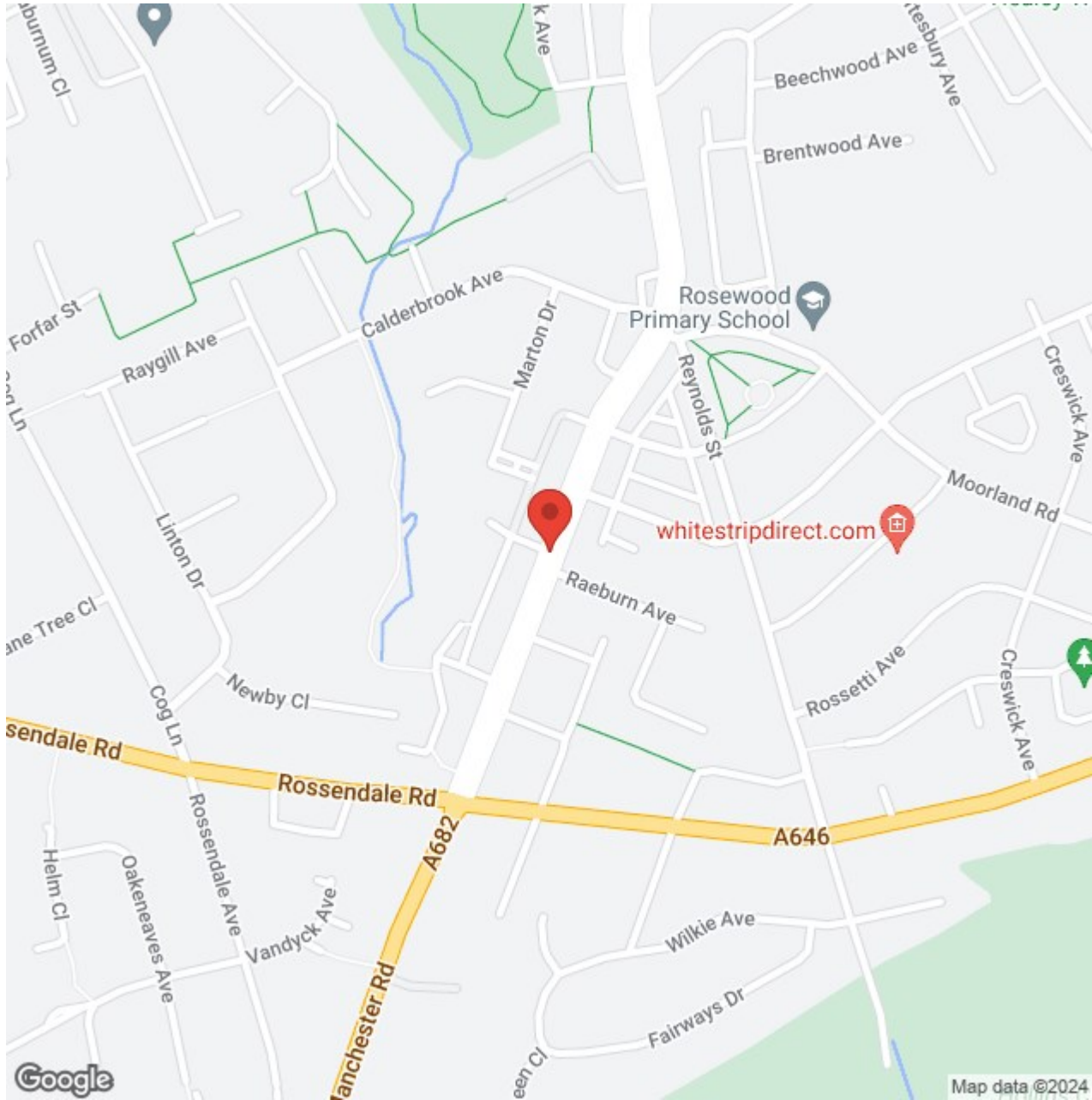
Offers In The Region Of £194,950

- Fully Renovated
- Two Reception Rooms
- Four Bedrooms
- Bay Fronted Mid Terrace
- Fully Fitted Breakfast Kitchen
- No Chain

Welcome to this charming terraced house located on Manchester Road in Burnley. This delightful property boasts four bedrooms, making it perfect for a growing family.

Upon entering, you are greeted by two spacious reception rooms, a recently fitted modern kitchen and a useful ground floor w.c. To the first floor / landing you will find four well proportioned bedrooms and a modern three piece bathroom suite. Situated in a mid-terrace position, this property offers a cosy and welcoming atmosphere and is located conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. Externally to the front elevation is an enclosed forecourt and to the rear you will find a flagged yard with a decked patio area and a door giving access to the cellar. Early viewings are highly advised to avoid disappointment. Council Tax Band C. FREEHOLD.







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Lancashire

Welcome to this charming terraced house located on Manchester Road in Burnley. This delightful property boasts four bedrooms, making it perfect for a growing family. Upon entering, you are greeted by two spacious reception rooms, a recently fitted modern kitchen and a useful ground floor w.c. To the first floor / landing you will find four well proportioned bedrooms and a modern three piece bathroom suite. Situated in a mid-terrace position, this property offers a cosy and welcoming atmosphere and is located conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. Externally to the front elevation is an enclosed forecourt and to the rear you will find a flagged yard with a decked patio area and a door giving access to the cellar. Early viewings are highly advised to avoid disappointment. Council Tax Band C. FREEHOLD.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

Having a composite door to the front elevation and wood frame door leading through to the entrance hallway.

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, ceiling coving, 1x central heating radiator and staircase to the first floor / landing.

LIVING ROOM 14'6" x 11'6" (4.44m x 3.52m)

A family sized living room with ceiling coving, ceiling rose, dado rail, space for settees, television point, wall feature fireplace with log burner set within, 1x central heating radiator and composite double glazed bay fronted window.

SITTING / DINING ROOM 15'6" x 12'11" (4.74m x 3.96m)

An additional sitting / dining room with wood effect flooring, space for settees / dining table and chairs, ceiling coving, ceiling rose, 2x wall lights, 1x central heating radiator, door to ground floor w.c and uPVC double glazed window to the rear elevation.

GROUND FLOOR W.C

A useful ground floor w.c comprising of: wood effect flooring, push button w.c, pedestal sink with chrome mixer tap and tiled splash back.

BREAKFAST KITCHEN 17'5" x 8'9" (5.32m x 2.69m)

Offering a range of fitted wall and base units with contrasting oak wood worktops, wood effect flooring, integrated Lamona oven / grill, Lamona 4 ring induction hob with extractor hood, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, plumbing for a washing machine, space for a tumble dryer, breakfast bar with space for barstools, 1x central heating radiator, uPVC double glaze door and window to the side / rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 15'5" x 10'3" (4.72m x 3.14m)

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

BEDROOM TWO 12'3" x 8'9" (3.74m x 2.67m)

Another bedroom of double proportions with space for wardrobe and drawers, 1x central heating radiator, dado rail and composite double glazed window to the front elevation.

BEDROOM THREE 9'4" x 6'11" (2.87m x 2.13m)

A bedroom of single proportions with space for drawers, dado rail, 1x central heating radiator and composite double glazed window to the front elevation.

BEDROOM FOUR 6'7" x 8'8" (2.03m x 2.65m)

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

BATHROOM

A modern three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap, rainfall shower head, chrome mixer tap and glass shower screen, low level w.c, wash basin on vanity unit with chrome mixer tap, wall mounted modern anthracite radiator, LED touch sensor light up mirror, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the side elevation.

EXTERNALLY

Externally to the front elevation you will find an enclosed forecourt with a lawned area and mature shrubs. To the rear elevation there is an enclosed flagged yard with an elevated

patio area allowing access to the kitchen, decked [patio area with space for garden furniture and a door giving access through to the cellar.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/manchester-rd-bly>

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 front elevation you will find an enclosed forecourt with a lawned area and mature shrubs. To the rear elevation there is an enclosed flagged yard with an elevated patio area allowing access to the kitchen, decked [patio area with space for garden furniture and a door giving access through to the cellar.





Ground Floor

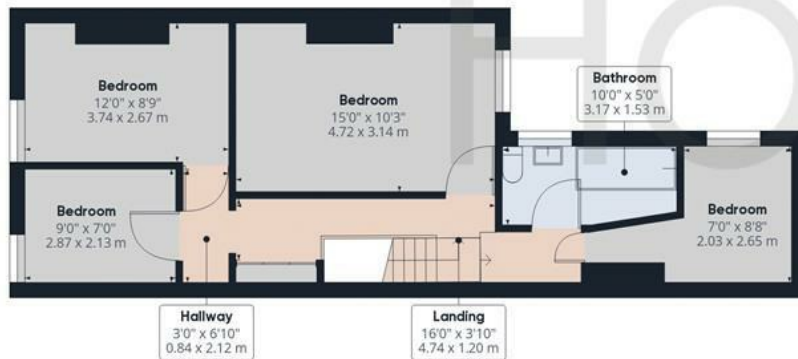


Floor 1

Approximate total area⁽¹⁾

1320.3 ft²

122.66 m²



Floor 2

(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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