





Hilton &  
Horsfall

BB11 2QN

## Glen View Road, Burnley

### Offers In The Region Of £299,950

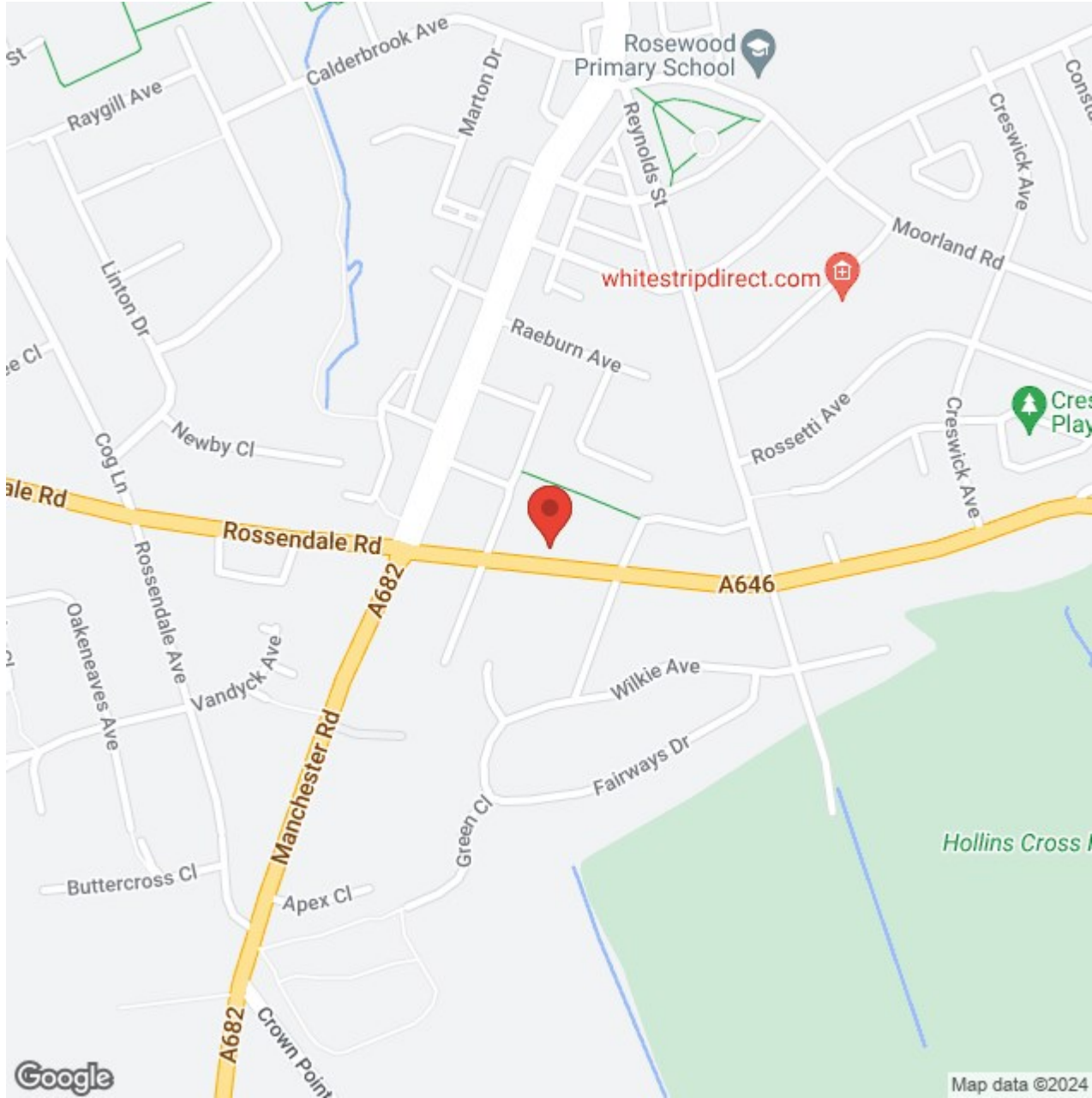
- Semi Detached
- Off road parking
- 4 double bedrooms
- Large rear garden
- Garage
- 2 reception rooms

A lovely semi-detached dwelling located in an ever so popular part of town. Local amenities, transport links, primary and secondary schools are all situated close by, The M65 motorway is a short drive away giving easy access to Colne, Manchester, Preston and beyond. Offering four bedrooms this property has many noteworthy features and briefly comprises of: Entrance porch, entrance hallway with access to the garage, a family sized living room, a second spacious reception room, a fully fitted dining kitchen with an open plan dining space, FOUR spacious bedrooms one having an ensuite shower room, A house 4 piece bathroom, and a useful WC. Externally to front elevation is a paved driveway with ample space for off road parking and access to the garage. To the rear is an enclosed, garden which has both laid lawn and flagged patio areas, with an outhouse .This is one not to be missed. Early viewing advised. Council Tax Band 'D'















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## Lancashire

A lovely semi-detached dwelling located in an ever so popular part of town. Local amenities, transport links, primary and secondary schools are all situated close by, The M65 motorway is a short drive away giving easy access to Colne, Manchester, Preston and beyond. Offering four bedrooms this property has many noteworthy features and briefly comprises of: Entrance porch, entrance hallway with access to the garage, a family sized living room, a second spacious reception room, a fully fitted dining kitchen with an open plan dining space, FOUR spacious bedrooms one having an ensuite shower room, A house 4 piece bathroom, and a useful WC. Externally to front elevation is a paved driveway with ample space for off road parking and access to the garage. To the rear is an enclosed, garden which has both laid lawn and flagged patio areas, with an outhouse. This is one not to be missed. Early viewing advised. Council Tax Band 'D'

### GROUND FLOOR

#### ENTRANCE PORCH

With a uPVC double glazed door, vinyl flooring, uPVC double glazed window, and access to the garage.

#### ENTRANCE HALLWAY

With x1 central heating radiator, under stairs storage, wood flooring, and an open balustrade staircase leading to the first floor / landing.

#### LIVING ROOM

A family sized living room with a feature fire place and gas fire set within, uPVC large double glazed bay window to the front elevation, x2 central heating radiators, television point and ample space for sofas and chairs.

#### SITTING ROOM

A spacious sitting room with wood flooring, x1 central heating radiator, a large uPVC double glazed window to the rear elevation, a feature wall with log burner fire set within.

#### DINING ROOM

A cosy dining room with a wall mounted radiator, x2 uPVC double glazed windows to the side elevation, ample space for table and chairs and a wall mounted radiator.

#### KITCHEN

Offering a range of fitted wall and base units with contrasting

work surfaces over, wood flooring, plumbing for a washer/dryer, 4 ring gas hob, integrated electric oven/grill, integrated fridge and freezer, x3 uPVC double glazed window to the rear elevation and a uPVC double glazed door with access to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor/ landing you will find:

#### BEDROOM ONE

A spacious master bedroom with fitted wardrobes, a large uPVC double glazed window to the front elevation, x2 central heating radiators and fitted drawers.

#### BEDROOM TWO

A room of double proportion with fitted wardrobes, x1 central heating radiator, uPVC double glazed window to the rear elevation.

#### BEDROOM THREE

Another room of double proportioned with ample space for wardrobe/ drawers/ dresser, x1 central heating radiator, fitted wardrobe, uPVC double glazed window to the rear elevation.

#### WC

A useful WC with partially tiled walls, uPVC double glazed frosted window to the rear elevation, wall mounted sink with chrome mixer tap,

#### BATHROOM

A modern four piece suite with a uPVC double glazed frosted window to the rear elevation, w.c. wall mounted sink with chrome mixer tap, shower cubicle with glass screen around, panelled bath with chrome mixer tap, chrome towel rack.

### SECOND FLOOR

#### BEDROOM FOUR

Yet again another room of double proportion with a uPVC double glazed window to the side elevation, 1 central heating radiator and access to the ensuite shower room.

#### ENSUITE SHOWER ROOM

A 3-piece shower room suite comprising of: a push button w.c, shower cubicle with glass screen, wall mounted sink with chrome tap, 1x chrome towel rack, wood flooring and partially tiled walls. recessed LED spot lights and a skylight.

### GARAGE

With electric door and large storage space.

### EXTERNALLY

Externally to the front elevation is a paved driveway with ample space for off road parking and access to the garage. Externally to the rear elevation is an enclosed garden which has both laid lawn and flagged patio areas with flowers and planters around, outside tap, ample space for garden furniture and a out house with boiler in.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/glen-view-road>

### PUBLISHING

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## OUTSIDE

Externally to the front elevation is a paved driveway with ample space for off road parking and access to the garage.

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Ground Floor Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2379.15 ft<sup>2</sup>

221.03 m<sup>2</sup>

Reduced headroom

119.69 ft<sup>2</sup>

11.12 m<sup>2</sup>

(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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