





Hilton &  
Horsfall

BB10 1DN

## Hilary Grove, Burnley

### Offers In The Region Of £224,950

- Detached • Three Bedrooms • One Reception Room • Garage • Beautifully Presented Enclosed Rear Garden

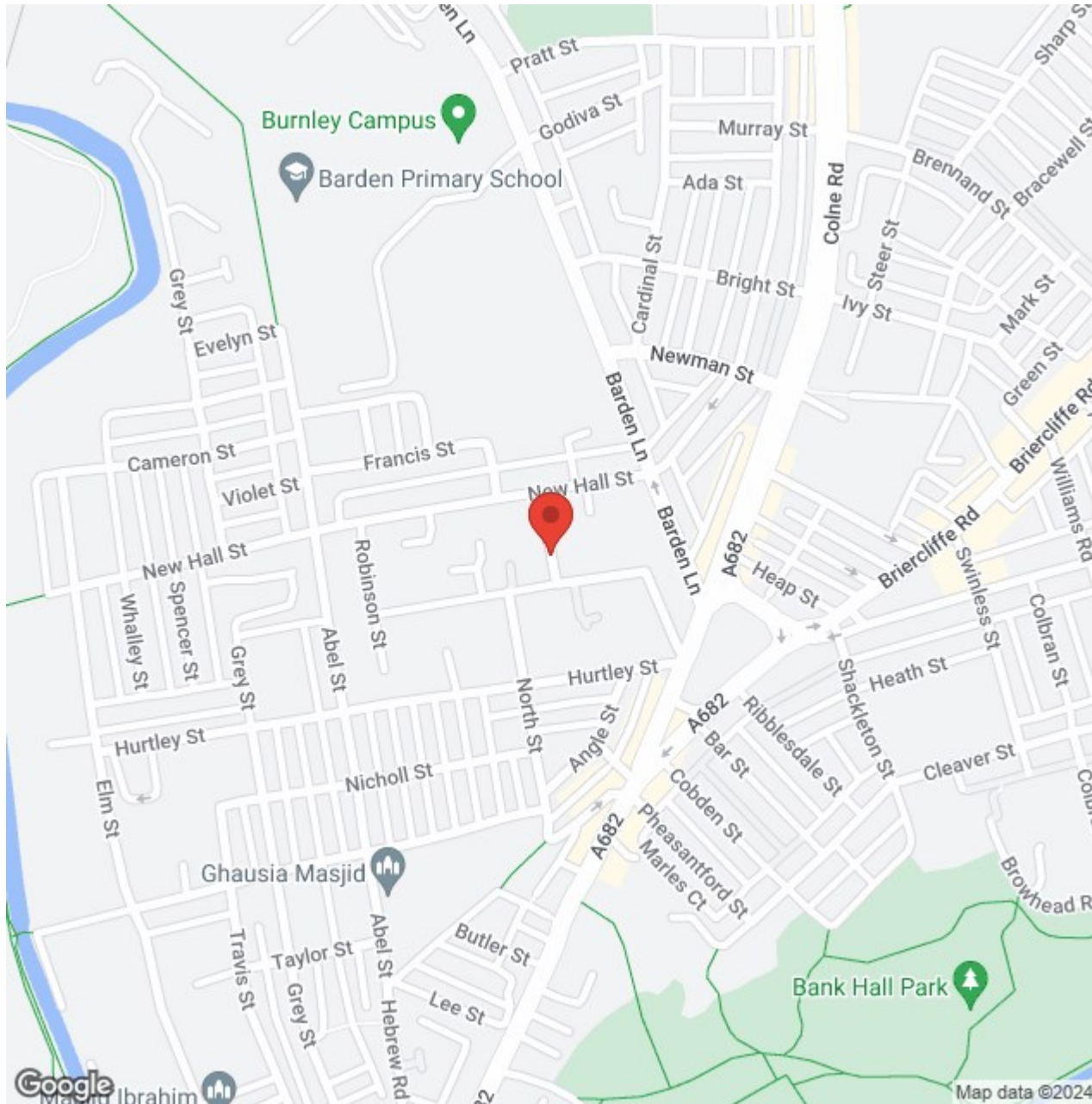
Welcome to this charming detached house located in the desirable Hilary Grove, Burnley. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With three cosy bedrooms, there's plenty of space for a growing family or guests. The house features a well-maintained bathroom and a fitted kitchen. Parking is a breeze with space for two vehicles, ensuring convenience for you and your visitors. Additionally, the property includes a garage, providing extra storage space or a secure spot for your vehicle. Step outside to discover the delightful enclosed rear garden, offering a private oasis. Don't miss out on the opportunity to make this lovely house your home.

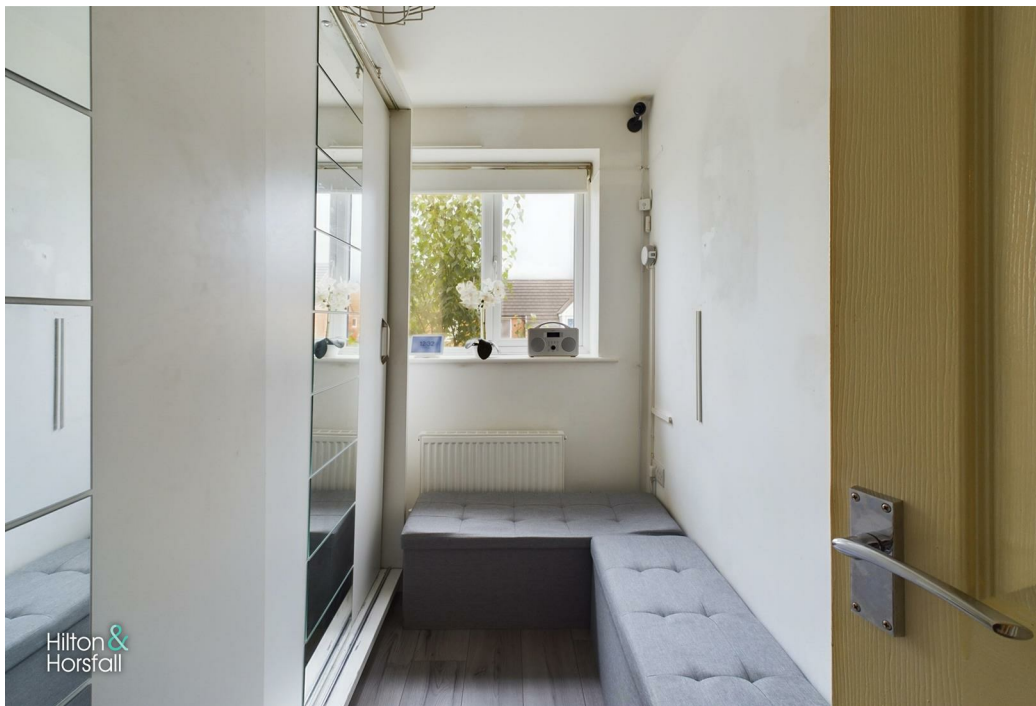
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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### 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, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

#### LIVING ROOM 14'8" x 14'7" (4.479m x 4.460m )

A family sized living room with wood effect flooring, space for settees, television point, 2x speakers, projector / screen, 1x central heating radiator, staircase to the first floor / landing, under stairs storage cupboard and uPVC double glazed window to the front elevation.

#### KITCHEN 14'6" x 10'6" (4.435m x 3.224m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, Hotpoint oven / grill, 4 ring gas hob with extractor fan above, tiled splash back, space for a freestanding fridge / freezer, 1x central heating radiator, television point and patio doors leading out to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 12'11" x 8'2" (3.955m x 2.490m )

A bedroom of double proportions with wood effect flooring, space for drawers, television point, 1x central heating radiator, 2x wall lights, nest control system and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 9'6" x 8'1" (2.901m x 2.475m )

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

#### BEDROOM THREE / WALK IN WARDROBE

Currently utilised as a walk in wardrobe having wood effect flooring, space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BATHROOM

A contemporary three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, pedestal sink with chrome mixer tap, push button w.c, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

#### EXTERNALLY

Externally to the rear elevation you will find an enclosed well maintained garden having a lean to with a flagged patio area, outside water tap, outside lighting, door leading through to the garage, mature shrubs, laid lawn and a canopy area. Offering peace and tranquility this garden is perfect 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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## OUTSIDE

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## Hilton & Horsfall

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