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01292 560 024  
FOR SALE

BB10 4HZ

## Red Lees Road, Burnley

### Offers In The Region Of £269,950

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Integral Garage
- Rear South Facing Garden

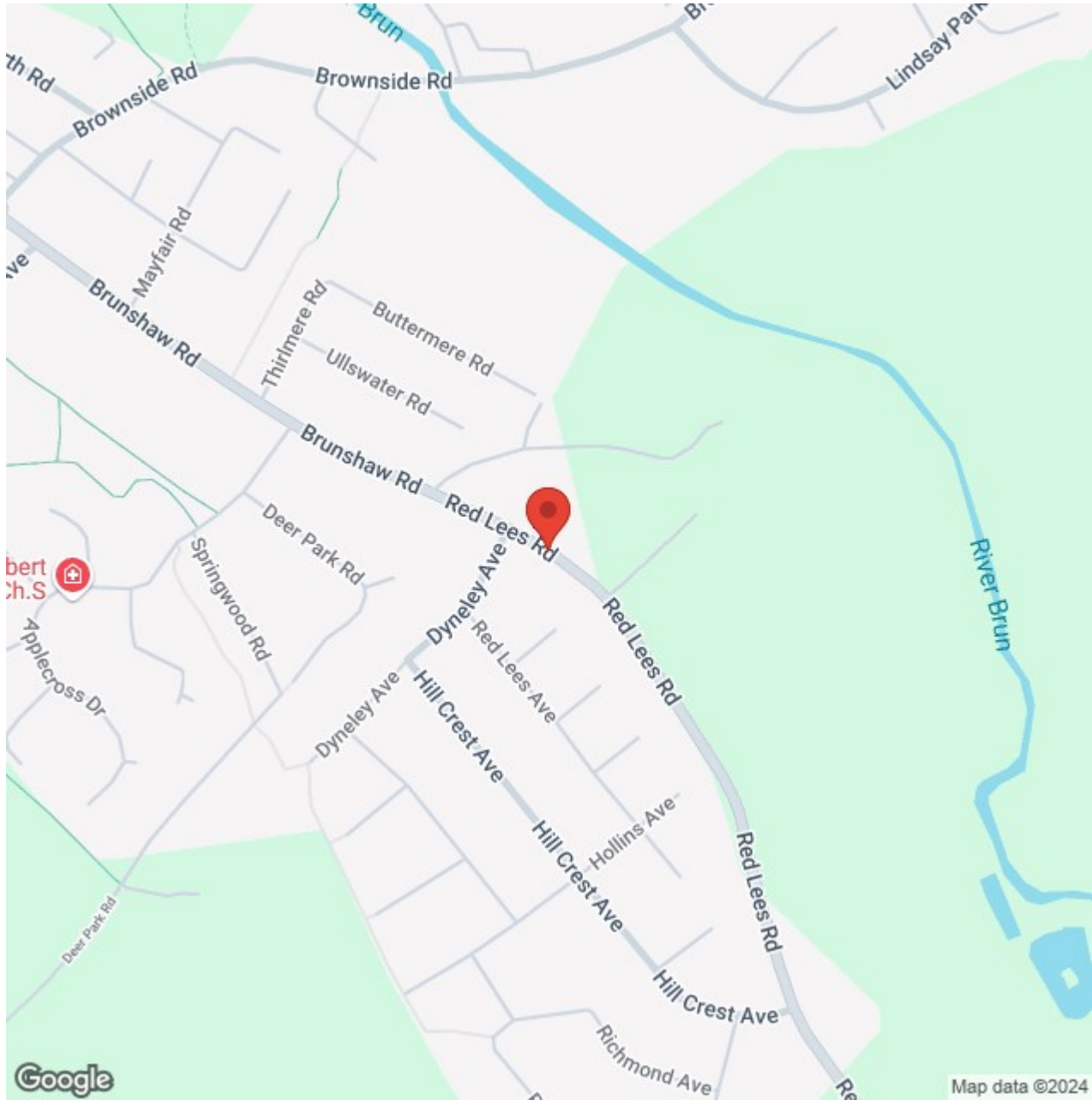
Welcome to this charming semi-detached house on Red Lees Road in Burnley! This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office. With two inviting reception rooms, there's ample space for entertaining guests or simply relaxing with loved ones. The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. Additionally, the integral garage provides valuable storage space or ample space for off road parking. One of the highlights of this property is the enclosed rear south-facing garden, offering a private outdoor sanctuary bathed in sunlight throughout the day. Conveniently located in Burnley, this home provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the warmth and potential this property has to offer!

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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### **LIVING ROOM 13'4" x 12'4" (4.068m x 3.766m )**

A family sized living room with ceiling coving, space for settees, television point, wall feature fireplace with gas fire, 3x wall lights, telephone point and uPVC double glazed bay fronted windows.

#### **SITTING ROOM 13'10" x 12'5" (4.235m x 3.801m )**

An additional sitting room having ceiling coving, space for settees, wall feature fireplace with gas fire, television point, 2x wall lights, 1x central heating radiator and uPVC patio doors leading out to the rear garden.

#### **KITCHEN 10'6" x 7'6" (3.222m x 2.287m )**

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, tiled splash back, under counter fridge, Baumatic 4 ring induction hob with extractor hood above, integrated Algor oven / grill, composite double glazed window to the rear elevation and uPVC double glazed frosted window to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### **BEDROOM ONE 13'1" x 12'6" (4.012m x 3.824m )**

A bedroom of double proportions with fitted wardrobes, dado rail, 1x central heating radiator and uPVC double glazed panelled window to the rear elevation.

#### **BEDROOM TWO 11'2" x 10'6" (3.412m x 3.217m)**

Another bedroom of double proportions with fitted wardrobes, dado rail, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### **BEDROOM THREE 7'7" x 8'11" (2.320m x 2.727m )**

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

### BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap and shower over, pedestal sink with chrome mixer tap, part tiled walls, 1x central heating radiator, Glow Worm boiler and uPVC double glazed frosted window to the rear elevation.

### W.C

Having a push button w.c, part tiled walls and uPVC double glazed frosted window to the side elevation.

### GARAGE

Having full lighting and electrics, space for a tumble dryer and freestanding fridge / freezer and ample space for storage.

### EXTERNALLY

Externally to the front elevation there is a paved driveway leading up to the integral garage providing ample space for off road parking. To the rear elevation you will find an enclosed south facing garden with a laid lawn, mature trees, shrubs and flowerbeds, flagged patio area with space for garden furniture, storage shed and greenhouse.

### 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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