





Hilton &  
Horsfall

BB12 6PP

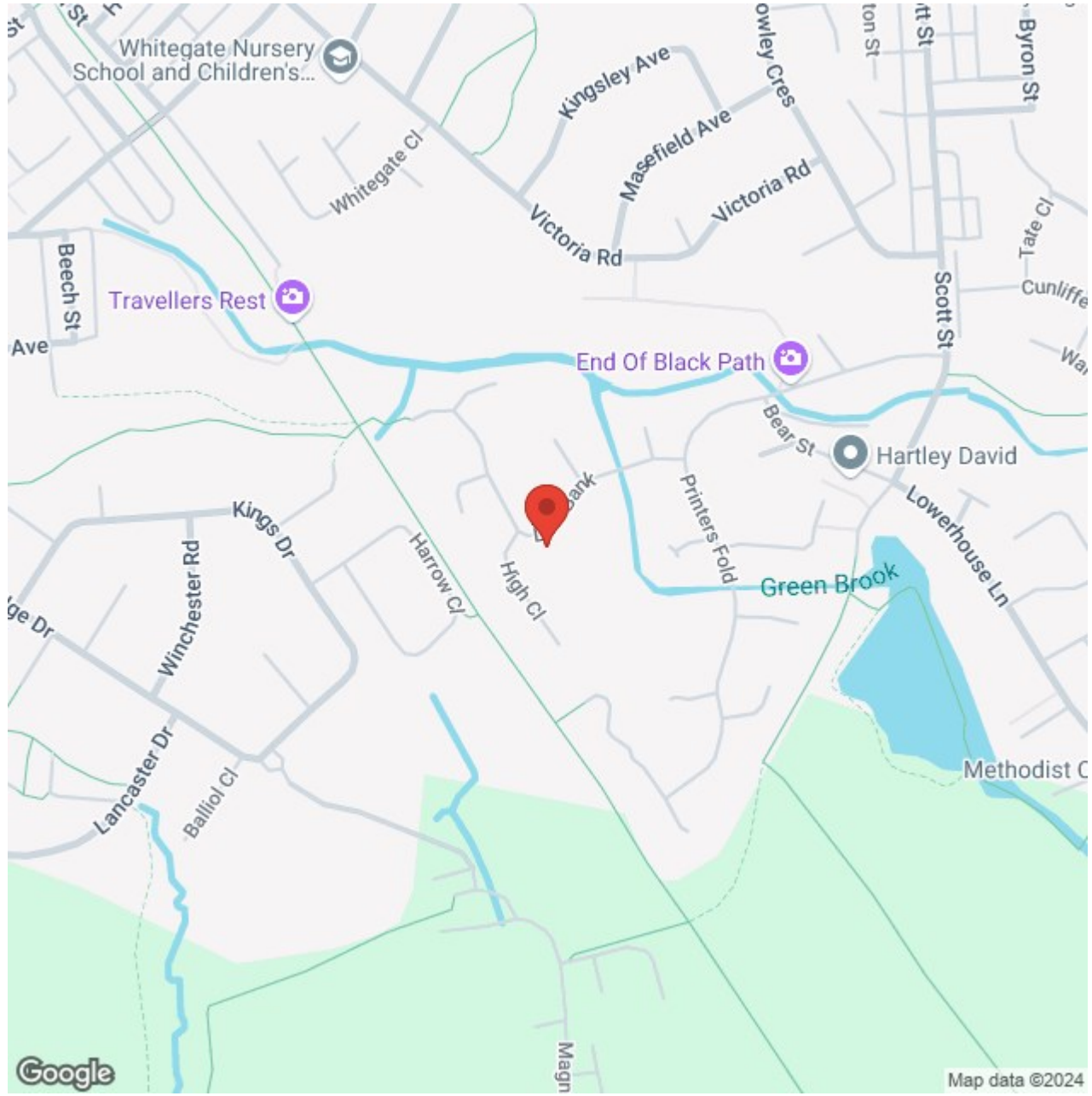
## Low Bank, Burnley

### Offers In The Region Of £219,950

- Semi Detached
- Stunning Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Three Piece Bathroom Suite
- Enclosed Rear Garden

Welcome to this charming semi-detached house located in the delightful area of Low Bank, Burnley. Situated conveniently close by to local amenities, transport links and good schools, with the M65 motorway only being a short drive away offering easy access through to neighbouring towns / cities. This property has been maintained to a high standard throughout and briefly comprises of: a family sized living room, stunning fitted kitchen with inbuilt appliances, three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front elevation there is a tarmac driveway providing space for off road parking, outside lighting, laid lawn, mature tree and flower bed. To the rear elevation is an enclosed garden with a decked patio area having space for garden furniture, mature trees and shrubs, laid lawn, storage shed, bar area with full electrics and a pond. Perfect for use during the Spring / Summer months.







## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 14'0" x 15'0" (4.27m x 4.59m )

A family sized living room with space for settees, 2x modern radiators, ceiling coving, television point, open balustrade staircase to the first floor / landing, under stairs storage cupboard and uPVC double glazed window to the front elevation.

#### KITCHEN / SUN ROOM 19'8" x 13'0" (6.01m x 3.98m )

A stunning fitted breakfast kitchen offering a range of fitted wall and base units with contrasting worktops, tiled flooring, inset sink with chrome mixer tap, integrated NEFF oven / grill and microwave, 5 ring gas hob with chrome extractor hood above, integrated dishwasher, washing machine and tumble dryer. There is also a 60/40 fridge / freezer, Baxi boiler, space for a table and chairs, television point, 1x modern radiator, recessed LED spotlights, uPVC patio doors to the rear elevation and uPVC double glazed windows to the rear elevation with remote control blinds.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 11'3" x 8'5" (3.43m x 2.58m )

A bedroom of double proportions with fitted wardrobes, television point, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 11'0" x 7'6" (3.37m x 2.29m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 6'7" x 7'1" (2.01m x 2.18m )

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

### BATHROOM

A modern three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, shower over and glass shower screen, part tiled walls, push button w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, shaving point, recessed LED spotlights, air extraction fan, door to storage cupboard and uPVC double glazed frosted window to the front elevation.

### EXTERNALLY

Externally to the front elevation there is a tarmac driveway providing space for off road parking, outside lighting, laid lawn, mature tree and flower bed. To the rear elevation is an enclosed garden with a decked patio area having space for garden furniture, mature trees and shrubs, laid lawn, storage shed, bar area with full electrics and a pond. 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

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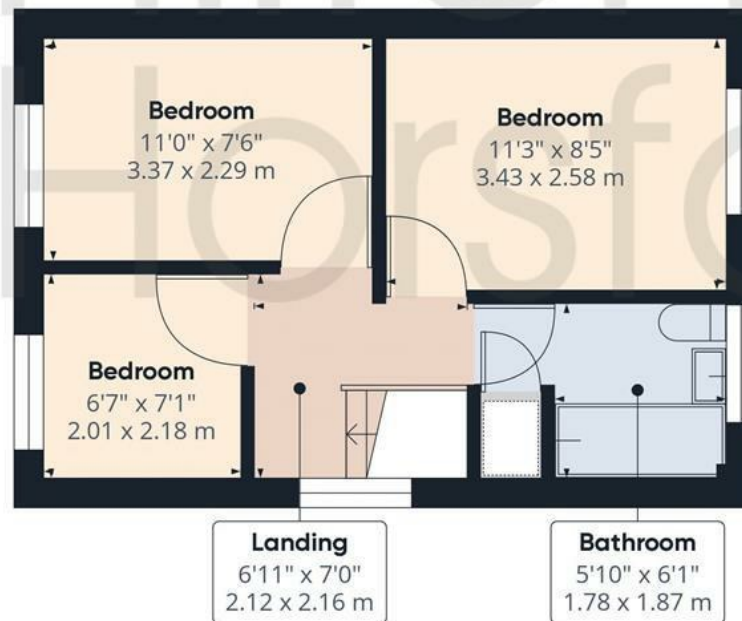
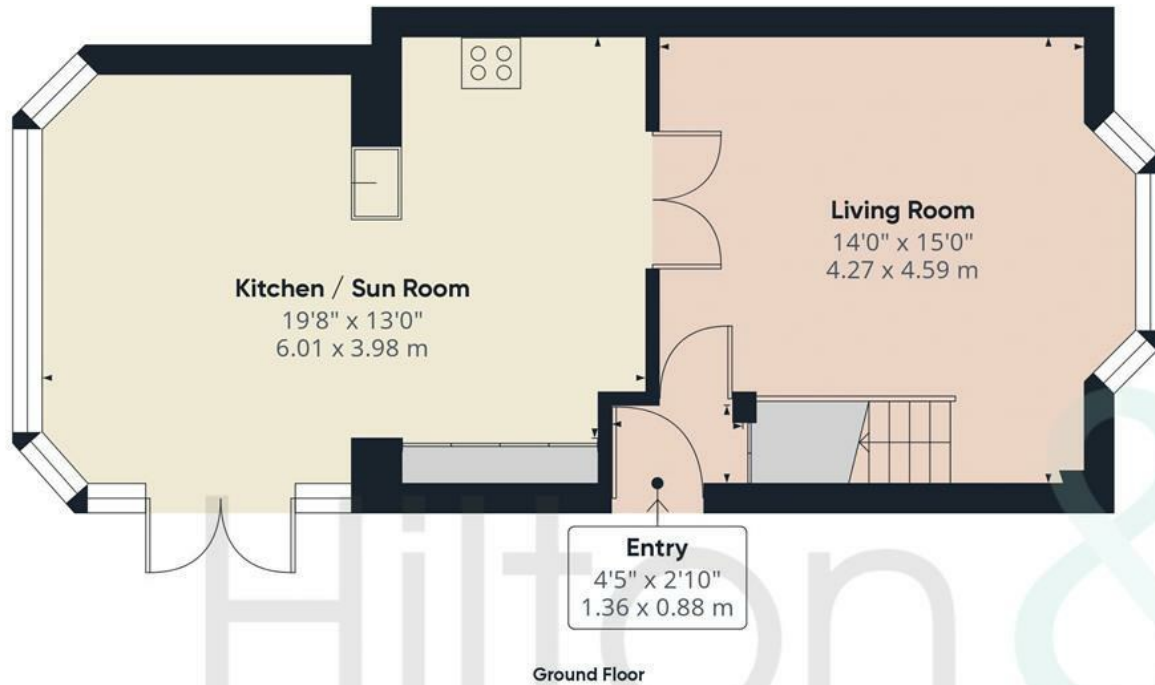


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## OUTSIDE

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

807.94 ft<sup>2</sup>  
75.06 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.



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