



GUERDALE ST



Hilton & Horsfall

BB10 2EP

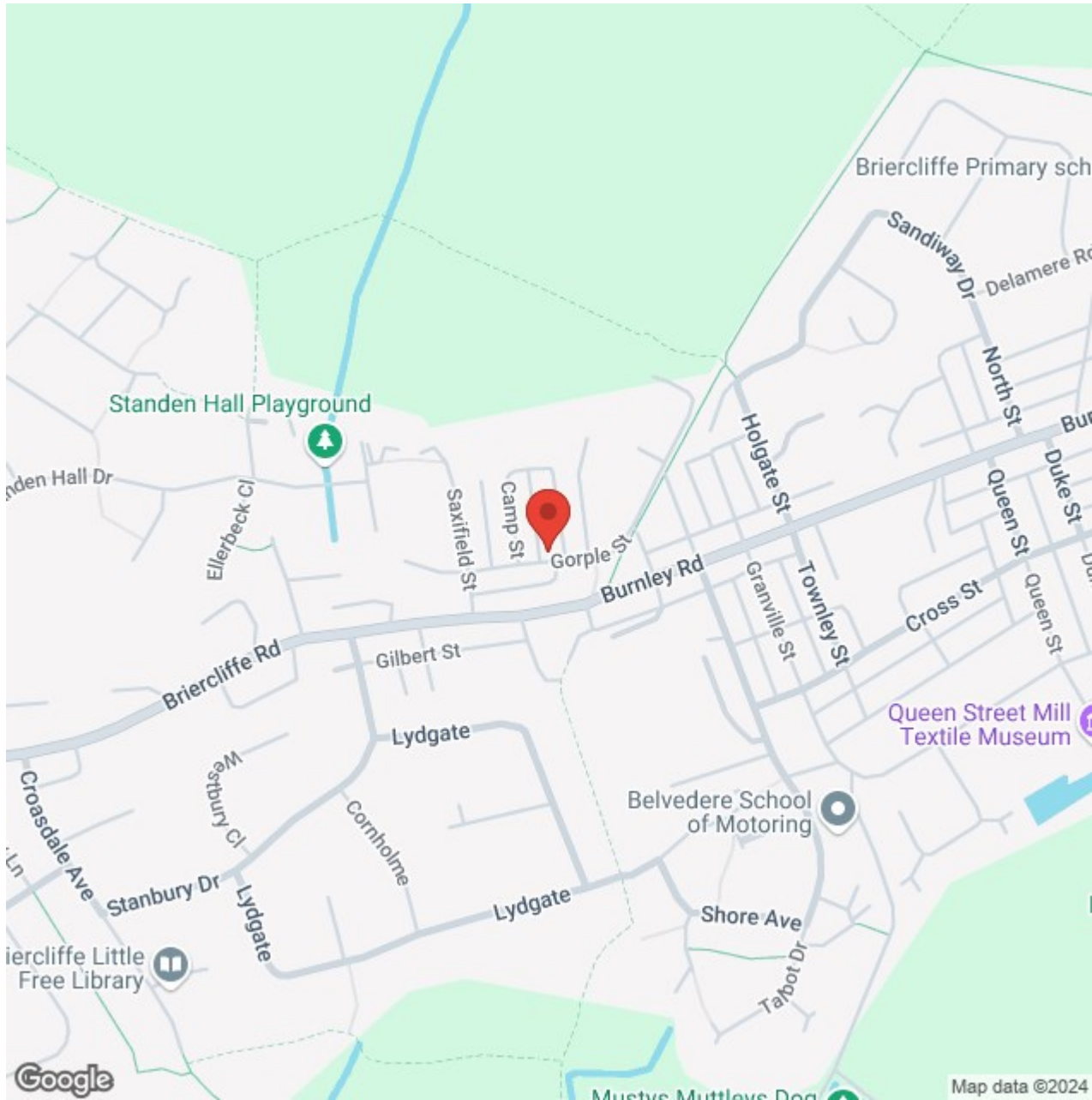
Cuerdale Street, Burnley

Offers In The Region Of £114,950

- End Terraced
- 3 Bedrooms
- Rear Yard
- Family Home

A three bed end terraced property situated in the sought after location of Burnley close by to local amenities, schools and transport links. The M65 motorway is a short drive away giving easy access to Colne, Preston, Manchester and beyond. This property briefly comprising of: a cosy living room, additional sitting room, modern fitted kitchen giving access to the rear yard. On the first floor you will find 3 well proportioned bedrooms and a modern 3-piece shower room. Externally to the rear of the property is an enclosed back yard with an outside tap. Early viewings are advised. Council TAX band 'A'







Lancashire

A three bed end terraced property situated in the sought after location of Burnley close by to local amenities, schools and transport links. The M65 motorway is a short drive away giving easy access to Colne, Preston, Manchester and beyond. This property briefly comprising of: a cosy living room, additional sitting room, modern fitted kitchen giving access to the rear yard. On the first floor you will find 3 well proportioned bedrooms and a modern 3-piece shower room. Externally to the rear of the property is an enclosed back yard with an outside tap. Early viewings are advised. Council TAX band 'A'

GROUND FLOOR

On the ground floor you will find;

LIVING ROOM 10'5" x 14'1" (3.179m x 4.299m)

A cosy family sized living room having a wall mounted television point, wood flooring, 1 central heating radiator, uPVC double glazed window to the front elevation, open balustrade staircase leading to the first floor, and under stairs storage cupboard.

SITTING ROOM 12'6" x 14'1" (3.816m x 4.295m)

A spacious sitting room having feature fire place with gas fire set within, wall mounted television point, x1 central heating radiator, x2 uPVC double glazed windows one to the rear elevation and one to the side, and ample space for furniture.

KITCHEN 7'7" x 13'6" (2.326m x 4.137m)

Having a range of fitted wall and base units, x4 ring gas hob, x1 central heating radiator, fitted gas oven, plumbing for washing machine, inset sink with chrome mixer tap, chrome extractor fan, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear yard.

FIRST FLOOR

On the first floor/ landing you will find;

BEDROOM ONE 10'4" x 14'2" (3.174m x 4.333m)

A spacious master bedroom having x1 central heating radiator, uPVC double glazed window to the front elevation and ample space for bedroom furniture.

BEDROOM TWO 6'6" x 8'7" (2.000m x 2.634)

A well proportioned double bedroom having uPVC double glazed window to the rear elevation, x1 central heating radiator, and space for bedroom furniture (wardrobes and drawers).

BEDROOM THREE 6'0" x 10'0" (1.838m x 3.053m)

A bedroom of single proportion having fitted storage cupboard giving access to the MAIN boiler, x1 central heating radiator, and a uPVC double glazed window to the rear elevation.

SHOWER ROOM

A 3- piece shower room suite briefly comprising of: a large shower cubicle with a chrome shower head and glass screen around, recessed LED spot lights, wall mounted sink with chrome mixer tap, chrome towel radiator, uPVC double glazed frosted window to the side elevation.

Externally

Externally to the rear there is a secure paved yard with outside water tap.

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.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



BB10 2EP

OUTSIDE

Externally to the rear there is a secure paved yard with outside water tap.









Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)