



Hilton &
Horsfall

BB10 2DU

Lydgate, Burnley

Offers In The Region Of £249,950

• Detached • Three
bedrooms • Modern • Driveway • Garden • Sough
after area

A fantastic opportunity to acquire this modern three bedroomed detached dwelling which is situated in a very popular part of town. Local amenities, primary and secondary schools are all close by, the M65 motorway is a short drive away with access to Colne, Preston, Manchester and beyond. Briefly comprising of: an entrance hallway with an open glass balustrade staircase leading up to the first floor / landing, ground floor w.c, spacious living room, garden room with access out to the rear garden and a fitted breakfast kitchen with inbuilt appliances. On the first floor you will find three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front a flagged driveway, offering off road parking and a well kept area laid with pebbles. To the rear you will find a large enclosed garden with decking and artificial grass. You will also find a summer house and laundry room to the rear of the garden. Council Tax Band 'D'. Perfect for first time buyers or a small family. Early viewings are advised.







Lancashire

A fantastic opportunity to acquire this modern three bedroomed detached dwelling which is situated in a very popular part of town. Local amenities, primary and secondary schools are all close by, the M65 motorway is a short drive away with access to Colne, Preston, Manchester and beyond. Briefly comprising of: an entrance hallway with an open glass balustrade staircase leading up to the first floor / landing, ground floor w.c, spacious living room, garden room with access out to the rear garden and a fitted breakfast kitchen with inbuilt appliances. On the first floor you will find three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front a flagged driveway, offering off road parking and a well kept area laid with pebbles. To the rear you will find a large enclosed garden with decking and artificial grass. You will also find a summer house and laundry room to the rear of the garden. Council Tax Band 'D'. Perfect for first time buyers or a small family. Early viewings are advised.

GROUND FLOOR

With a composite door leading to:

HALLWAY

A welcoming entrance hallway with 1x radiator, wood effect flooring, under stairs storage, built in storage cupboard, LED spot lights and a glass balustrade staircase leading to the first floor / landing.

GROUND FLOOR W.C 5'6" x 2'4" (1.68 x 0.73)

A two piece suite with a push button w.c, vanity sink with chrome waterfall tap, and a uPVC double glazed window to the side elevation.

LIVING ROOM 10'0" x 23'7" (3.05 x 7.20)

A family sized living room with an inset electric feature fire, wainscot panelling, 3x radiators, recessed LED spot lights, coving, television point, wood effect flooring, solid hard wood bi fold doors leading to the garden room and a uPVC double glazed window to the front elevation.

KITCHEN 8'0" x 13'1" (2.45 x 4.00)

A modern fitted kitchen with a range of units and contrasting work tops over, having integrated appliances such as a fridge freezer, electric oven microwave, four ring induction hob and extractor hood. The kitchen also boasts plumbing for a washing machine, matte black sink, 1x radiator, LED spot lights and a uPVC double glazed window to the side elevation.

GARDEN ROOM 18'0" x 8'11" (5.51 x 2.74)

With wood effect flooring, 2x radiators, LED spot lights, 2x radiators, 2x uPVC double glazed windows to the rear elevation and a uPVC double glazed sliding door leading to the rear garden.

LANDING

An open landing with built in storage and a uPVC double glazed window to the side elevation.

BEDROOM ONE 10'3" x 10'4" (3.13 x 3.17)

A good sized double bedroom with wainscot panelling, built in storage, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 8'0" x 10'11" (2.45 x 3.35)

Another bedroom of double proportion with fitted wardrobes, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 8'0" x 6'3" (2.45 x 1.91)

A double bedroom with fitted shelves, 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 5'3" x 6'9" (1.62 x 2.06)

A modern three piece suite with a tiled bath and shower over, vanity sink with chrome mixer tap, push button w.c, fully tiled walls, LED spot lights, heated towel rail in chrome and a uPVC frosted double glazed window to the side elevation.

SUMMER HOUSE 9'5" x 13'7" (2.88 x 4.15)

Accessed from the rear garden with wood effect flooring, LED spot lights, television point, uPVC double glazed window to the side elevation and uPVC double glazed french doors.

LAUNDRY ROOM 9'4" x 8'3" (2.87 x 2.52)

With plumbing for a washing machine and dryer, wood effect flooring, LED spotlights and a uPVC door.

EXTERNALLY

Externally to the front a flagged driveway, offering off road parking and a well kept area laid with pebbles. To the rear you will find a large enclosed garden with decking and artificial grass. You will also find a summer house and laundry room to the rear of the garden.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/lydgate-burnley>

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

PROPERTY DETAIL

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.



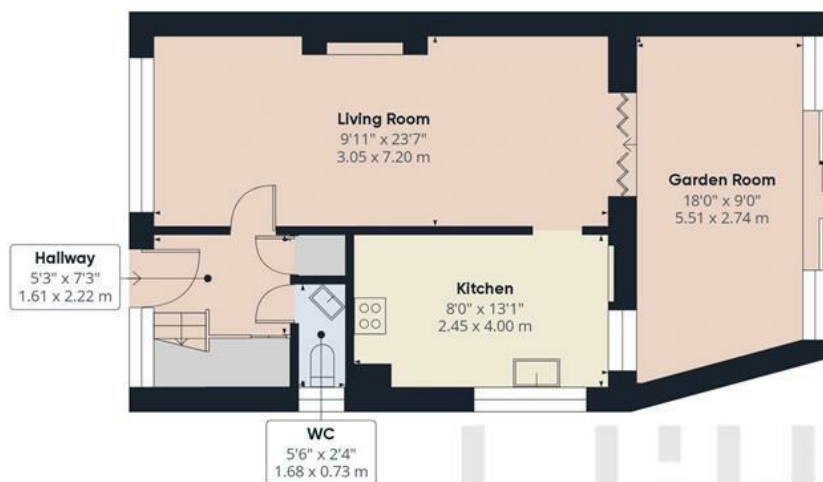
BB10 2DU

OUTSIDE

Externally to the front a flagged driveway, offering off road parking and a well kept area laid with pebbles.

To the rear you will find a large enclosed garden with decking and artificial grass. You will also find a summer house and laundry room to the rear of the garden.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1175.96 ft²
109.25 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.



Hilton &
Horsfall

Hilton &
Horsfall



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)