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Horsfall

BB12 8UP

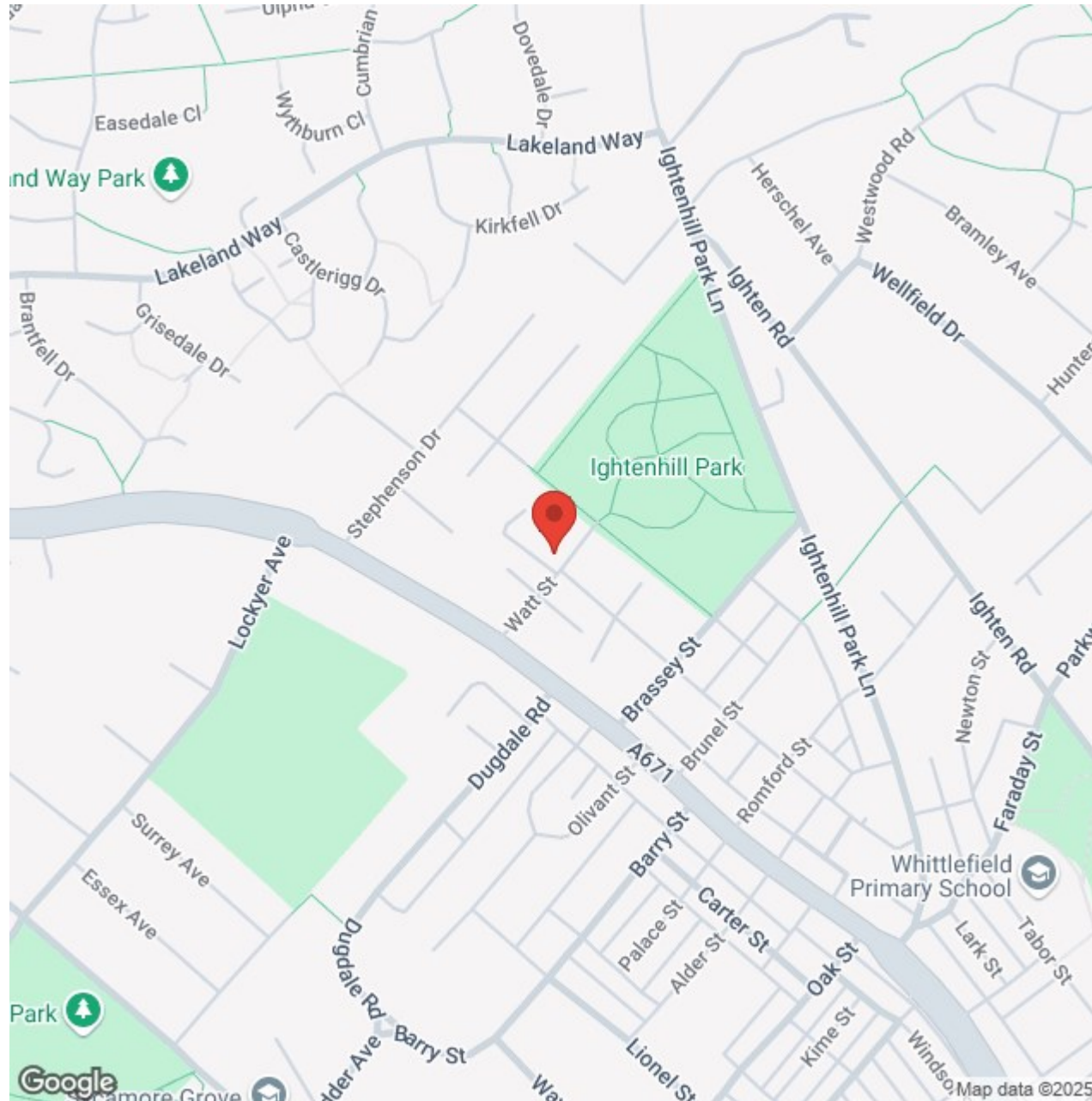
## Arkwright Street, Burnley

### Offers In The Region Of £349,950

- Detached Bungalow • Large Open Plan Living Room & Kitchen • Utility Room • Two Large Double Bedrooms • House Shower Room & Ensuite • Electric Gated Driveway • Integral Garage • No Chain

Welcome to this charming detached bungalow located in the sought after area of Igthenhill, Burnley. With a generous 1,386 sq ft of living space, this bungalow provides a comfortable and inviting atmosphere for you to call home. This delightful property boasts a large open plan kitchen living area with bi fold doors, two well proportioned bedrooms, a modern three piece shower room suite and a convenient en suite. With the added benefit of the integral single garage providing ample space for storage and off road parking. Externally you will find a tarmac driveway providing off road parking for several cars and a well kept patio seating area laid with indian stone flags. Situated in a tranquil neighbourhood and located conveniently close to local amenities, good pubs and schools. Early viewings are highly advised as this is one not to be missed.







## Lancashire

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### GROUND FLOOR

With a uPVC double glazed door leading to:

#### ENTRANCE VESTIBULE

With 1x radiator, tiled flooring and LED spotlights.

#### LIVING ROOM 21'3" x 30'11" (6.48 x 9.43)

Open plan to the kitchen with ample space for home furniture, uPVC bi folding doors leading to the patio seating area, 1x radiator, wood effect flooring, television point, LED spotlights and a uPVC double glazed window to the front elevation.

#### KITCHEN 21'3" x 30'11" (6.48 x 9.43)

A modern fitted kitchen with a range of wall and base units, having integrated appliances such as a fridge, electric oven and grill, induction hob and dishwasher. The kitchen also boasts a breakfast bar with pendent lights over, wood effect flooring, LED spotlights, 1x radiator and 2x uPVC double glazed windows to the rear elevation.

#### INNER HALLWAY

With 1x radiator, wood effect flooring and access to the boarded loft which could be used as a work shop or for storage.

#### UTILITY ROOM 9'7" x 7'0" (2.94 x 2.15)

A useful utility room with plumbing for a washing machine and dryer, wood effect flooring, integrated fridge freezer, 1x radiator and a uPVC double glazed door leading to the rear elevation.

#### BEDROOM ONE 15'1" x 12'5" (4.60 x 3.79)

A well proportioned double bedroom with fitted wardrobes and drawers, wall lights, LED spotlights and a uPVC double glazed window to the front elevation.

#### EN SUITE 4'6" x 8'5" (1.39 x 2.57)

A modern three piece suite with a shower tray, vanity sink with chrome mixer tap, push button w.c, LED vanity cupboard, LED spotlights, heated towel rail in chrome, fully tiled walls, tiled flooring and a uPVC frosted double glazed window to the front elevation.

#### BEDROOM TWO 10'11" x 10'10" (3.35 x 3.32)

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

#### SHOWER ROOM 8'0" x 7'1" (2.44 x 2.17)

A modern three piece suite with a shower tray, vanity sink with chrome mixer tap, push button w.c, LED vanity cupboard, tiled floor, fully tiled walls, heated towel rail in chrome, LED spotlights and a uPVC frosted double glazed window to the front elevation.

#### INTEGRAL GARAGE 10'10" x 19'7" (3.32 x 5.99)

With an electric door and power and lighting.

#### EXTERNALLY

Externally you will find a tarmac driveway providing off road parking for several cars and a well kept patio seating area laid with indian stone flags. Situated in a tranquil neighbourhood and located conveniently close to local amenities, good pubs and schools.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/arkwright-street-burnley>

### PUBLISHING

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### 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.



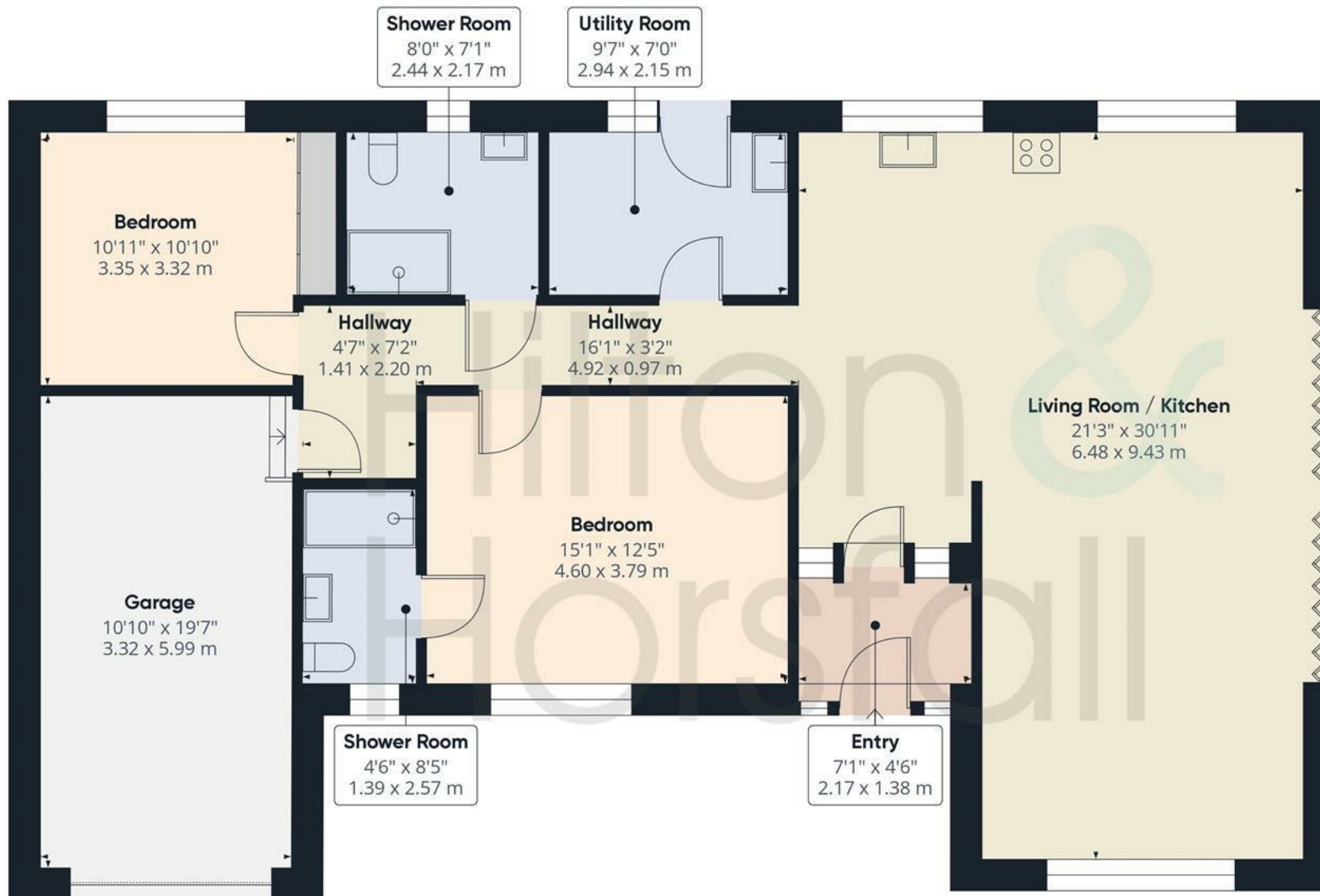
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## OUTSIDE

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

1386.72 ft<sup>2</sup>

128.83 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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