





Hilton &  
Horsfall

BB8 7NT

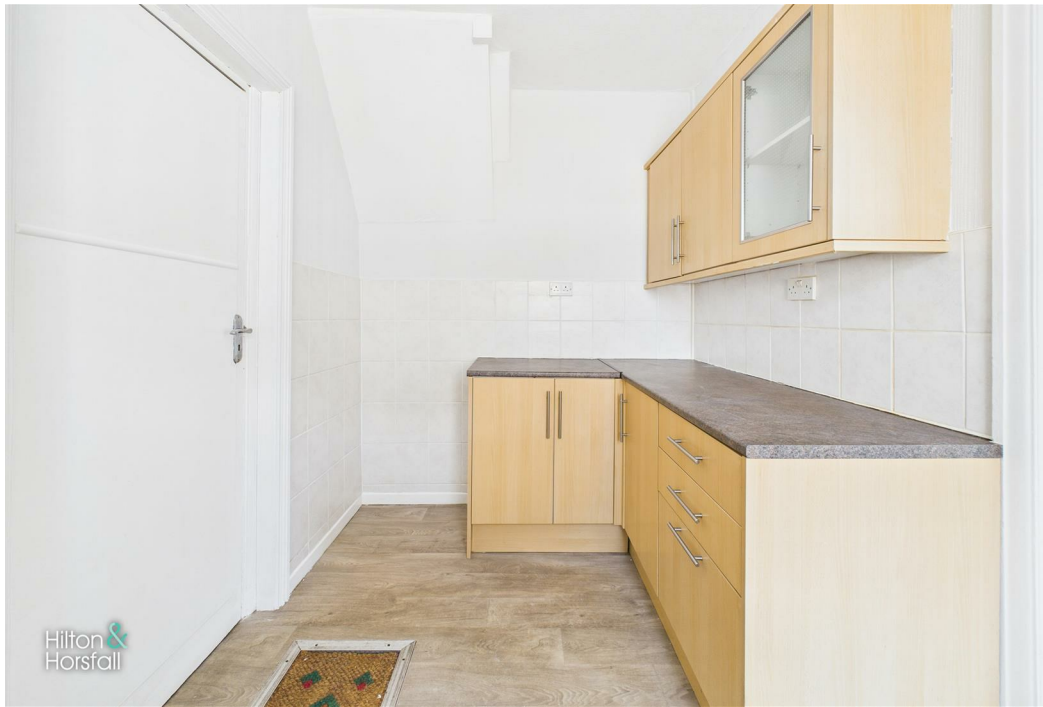
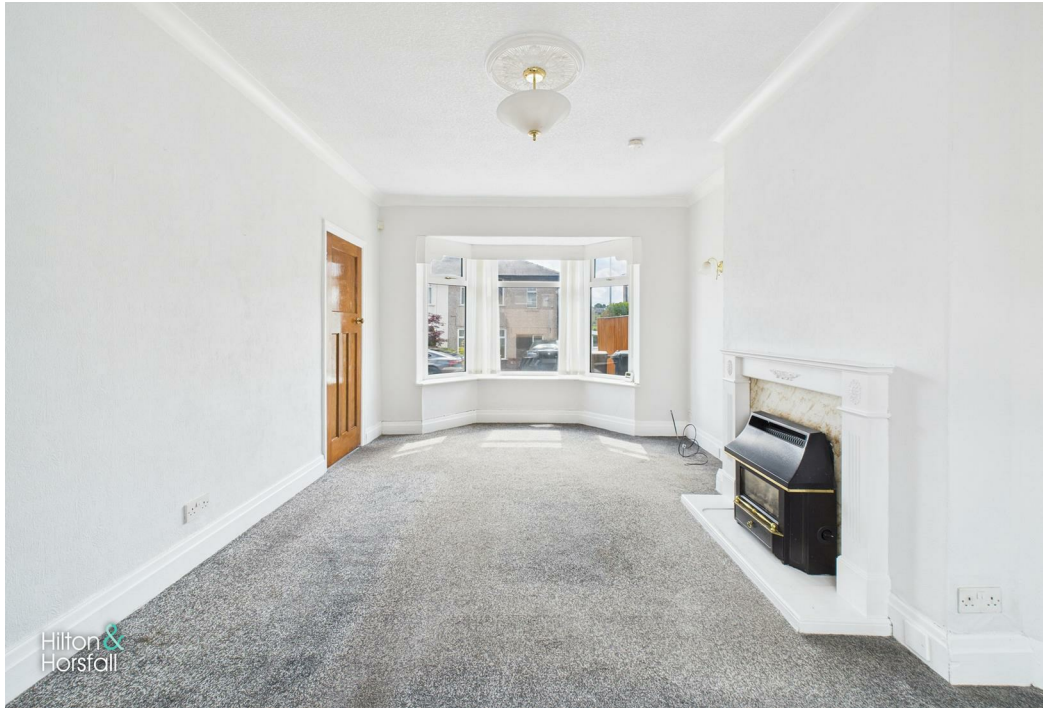
## Burwains Avenue, Foulridge

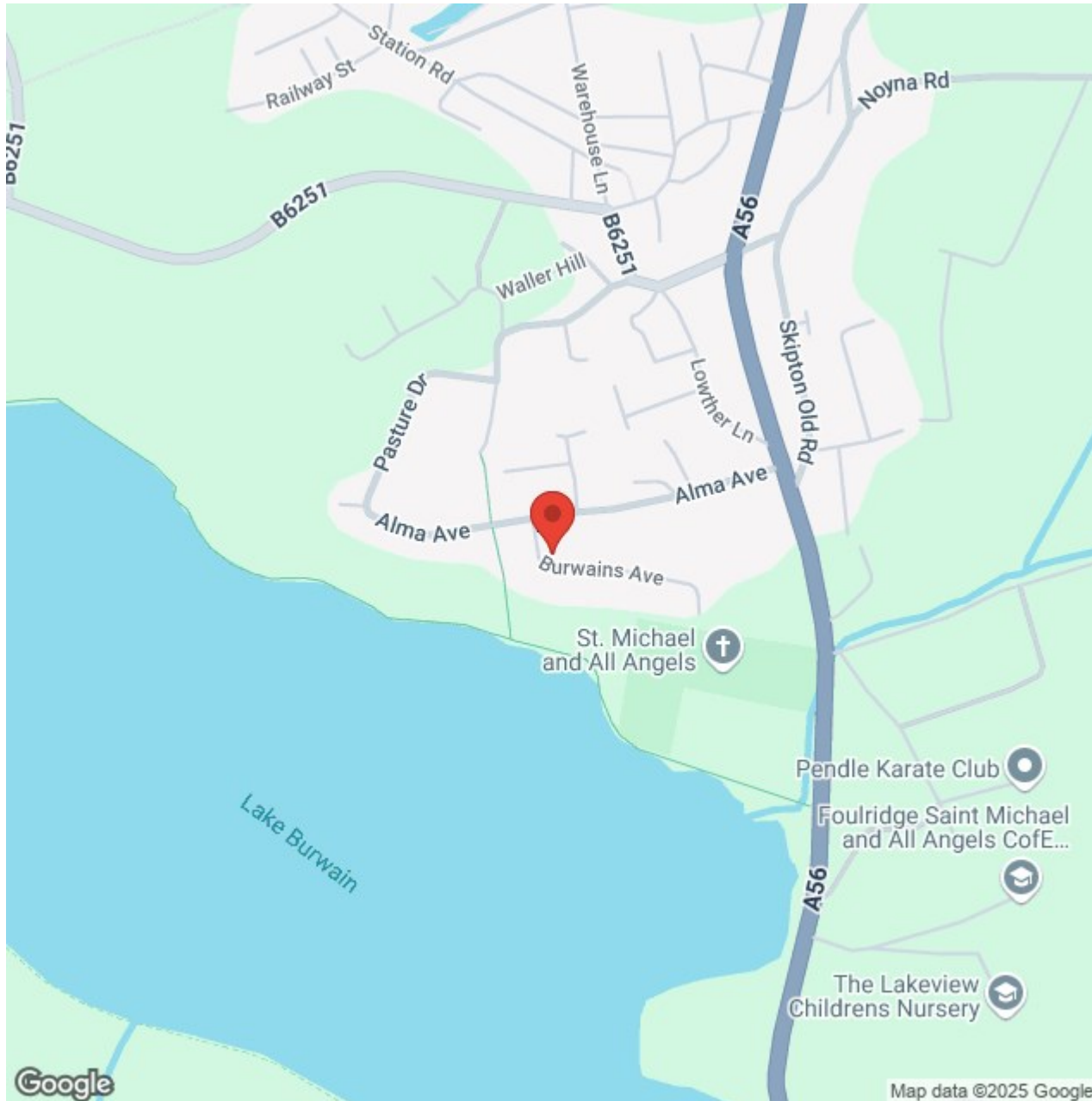
### Offers In The Region Of £209,950

- Semi detached • Garden • Off road parking • Garage • Sough after area • Two bedrooms

Nestled in the sought-after village of Foulridge, this well-presented property offers spacious and versatile living ideal for families or professionals alike. Upon entering, you are welcomed into a bright entrance hallway leading to a generously sized family living room, perfect for relaxing or entertaining. The kitchen provides ample workspace and storage, while the integral garage adds valuable convenience and additional utility space. To the first floor, the home boasts two spacious double bedrooms, a versatile box room ideal for storage, a home office, or nursery, and a contemporary three-piece bathroom. Externally, the property benefits from a tarmac driveway to the front, providing off-road parking, while the rear garden has been thoughtfully landscaped with low-maintenance artificial grass and decorative pebbles—perfect for outdoor enjoyment year-round. Located in a quiet residential area with easy access to local amenities, schools, and countryside walks, this home offers the perfect blend of comfort, practicality, and location.











## Lancashire

Nestled in the sought-after village of Foulridge, this well-presented property offers spacious and versatile living ideal for families or professionals alike. Upon entering, you are welcomed into a bright entrance hallway leading to a generously sized family living room, perfect for relaxing or entertaining. The kitchen provides ample workspace and storage, while the integral garage adds valuable convenience and additional utility space. To the first floor, the home boasts two spacious double bedrooms, a versatile box room ideal for storage, a home office, or nursery, and a contemporary three-piece bathroom. Externally, the property benefits from a tarmac driveway to the front, providing off-road parking, while the rear garden has been thoughtfully landscaped with low-maintenance artificial grass and decorative pebbles—perfect for outdoor enjoyment year-round. Located in a quiet residential area with easy access to local amenities, schools, and countryside walks, this home offers the perfect blend of comfort, practicality, and location.

### ENTRANCE

With a uPVC double glazed door leading to.

### HALLWAY

With 1x radiator and an open balustrade staircase leading to the first floor / landing.

### LIVING ROOM 9'10", 150'11" x 18'11" (3,46 x 5.79)

A family sized living room with a uPVC bay window to the front elevation, 1x radiator, gas fire set within a feature fire place, coving and a uPVC double glazed window to the rear elevation.

### KITCHEN 6'9" x 10'6" (2.07 x 3.22)

With a stainless steel sink with hot and cold taps, a range of base units, wood effect flooring and a uPVC double glazed window to the rear elevation.

### FIRST FLOOR / LANDING

With a frosted uPVC double glazed window to the side elevation and access to the loft.

### BEDROOM ONE 12'7" x 8'6" (3.86 x 2.60)

A bedroom of double proportion with 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 10'2" x 8'3" (3.10 x 2.53)

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

### BOX ROOM / STORAGE 5'8" x 3'0" (1.74 x 0.93)

With a uPVC double glazed window to the front elevation.

### BATHROOM 6'8" x 5'6" (2.04 x 1.68)

A three piece suite with a paneled bath and shower over, pedestal sink with chrome mixer tap, push button w.c and a frosted uPVC double glazed window to the rear elevation.

### GARAGE 8'1" x 18'6" (2.48 x 5.65)

An integral garage with power and lighting and a manual up and over door.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/burwains-avenue/>

### 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](http://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.





Hilton &  
Horsfall

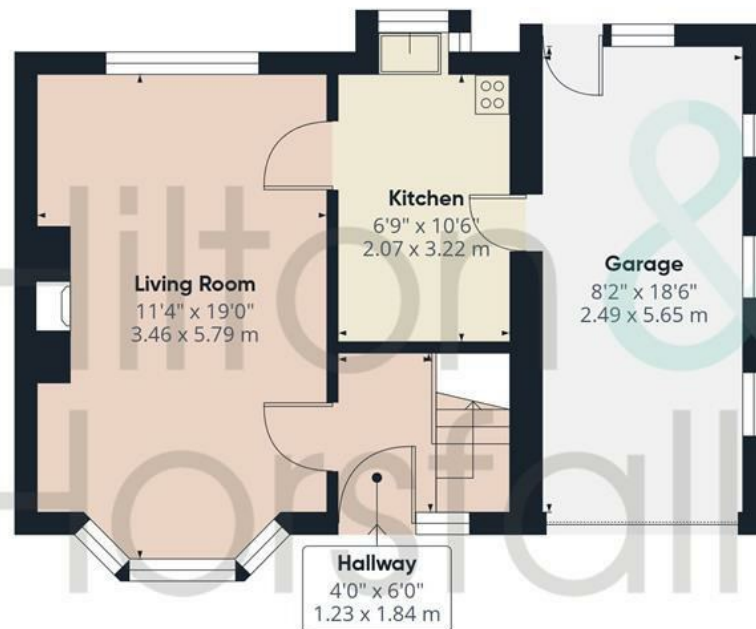


BB8 7NT



## OUTSIDE

Externally, the property benefits from a tarmac driveway to the front, providing off-road parking, while the rear garden has been thoughtfully landscaped with low-maintenance artificial grass and decorative pebbles—perfect for outdoor enjoyment year-round.



Ground Floor

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

778 ft<sup>2</sup>

72.2 m<sup>2</sup>



Floor 1

(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.





Hilton &  
Horsfall





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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