



Hilton &
Horsfall

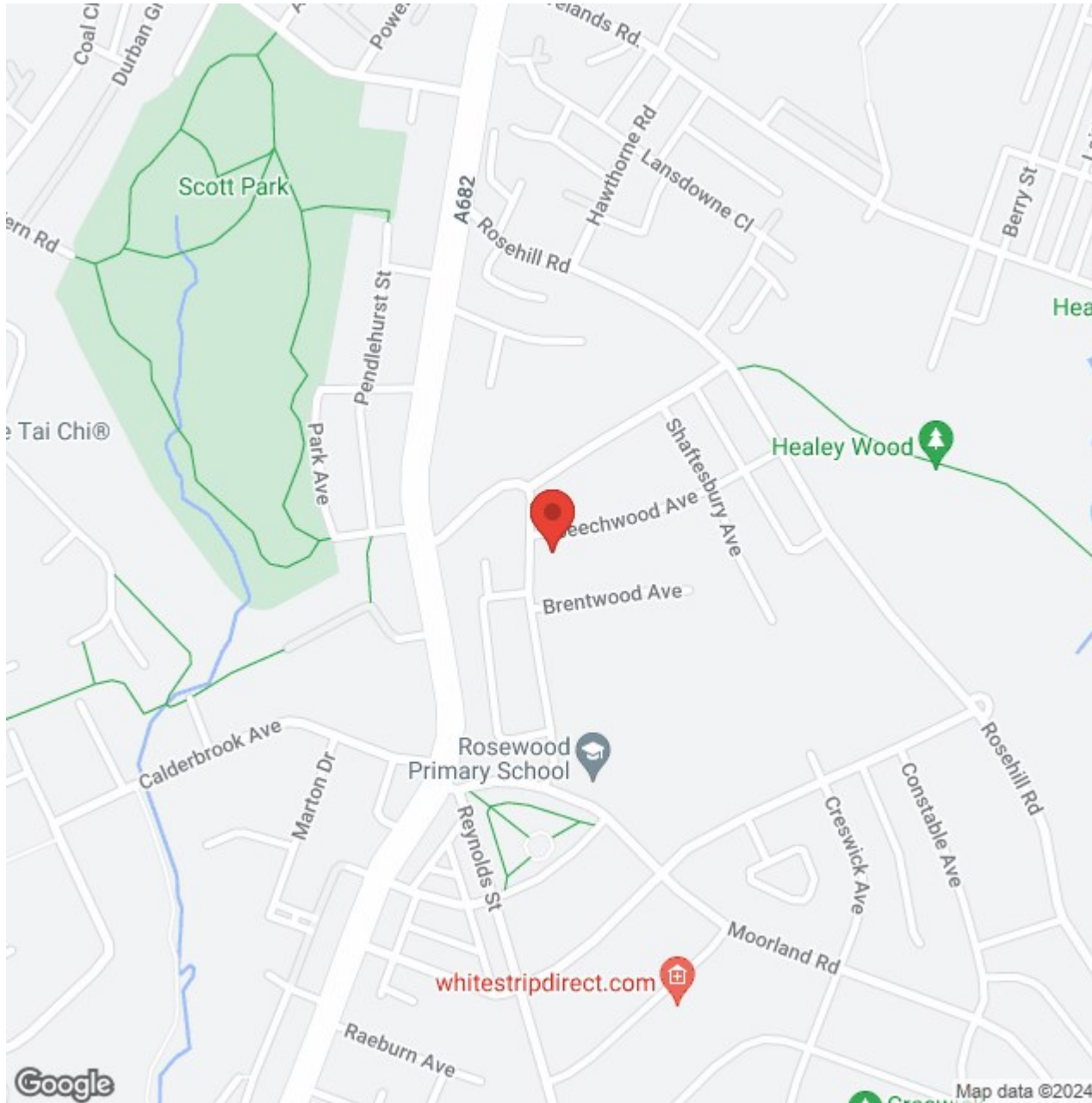
BB11 2PH

Rosewood Avenue, Burnley

Offers In The Region Of £174,950

A fantastic opportunity to acquire this three bedroomed semi-detached dwelling located in an ever so popular part of town. Local amenities, transport links, primary and secondary schools are all situated close by, The M65 motorway is a short drive away giving easy access to Colne, Manchester, Preston and beyond. This well presented home briefly comprises of: an entrance hallway with a open balustrade staircase leading to the first floor / landing, living room, fitted dining kitchen with access out to the rear garden and a ground floor w.c. To the first floor you will find three well proportioned bedrooms and a three piece bathroom suite. Externally to the front you will find a mature lawn, shrubs, trees and steps leading to the front door. To the rear elevation is a mature lawn, shrubs and hedges. Perfect for a first time buyer or small family. One not to be missed. Early viewing is advised to avoid disappointment. Leasehold. Council Tax Band 'C'.







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Lancashire

MAIN DESCRIPTION

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GROUND FLOOR

With a uPVC double glazed front door leading into:

ENTRANCE HALLWAY

With wood effect flooring, 1x radiator, a frosted uPVC double glazed window to the front elevation, open balustrade staircase leading to the first floor / landing, under stairs storage cupboard and an inbuilt storage cupboard.

LIVING ROOM 13'10" x 12'1" (4.237m x 3.697m)

With a large bay fronted uPVC double glazed window and 1x radiator.

DINING KITCHEN 20'6" x 11'9" (6.268m x 3.590m)

A modern dining kitchen with soft closing fitted wall and base units in grey, contrasting work surfaces over, electric oven, Lamona 4-ring electric hob, air extraction hood over, access to the combination boiler, plumbing for a washing machine, breakfast bar, 1x radiator, wood effect flooring, recessed spot lights, space for a free standing fridge / freezer, 2x uPVC double glazed patio doors leading out to the rear garden, Lamona inset sink with a chrome mixer tap, a uPVC double glazed window to the side elevation and a uPVC double glazed door to the side elevation.

GROUND FLOOR W.C

With a push button w.c, wall mounted sink, 1x radiator, wood effect flooring.

FIRST FLOOR / LANDING

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

BEDROOM ONE 12'10" x 11'3" (3.916m x 3.447m)

A room of double proportions with recessed spot lights, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 11'1" x 11'9" (3.403m x 3.585m)

Another room of double proportions with recessed spot lights, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 6'11" x 6'11" (2.120m x 2.125m)

A well proportioned room with 1x radiator, recessed spot lights and a uPVC double glazed window to the front elevation.

BATHROOM

A contemporary 3-piece suite comprising of: a push button w.c, vanity sink with a chrome waterfall mixer tap, panelled bath with a chrome waterfall mixer tap, rainfall shower head, glass shower screen, recessed spot lights, 1x chrome towel radiator, extractor fan and 2x uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front you will find a mature lawn, shrubs, trees and steps leading to the front door. To the rear elevation is a mature lawn, shrubs and hedges.

PUBLISHING

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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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