





Hilton &  
Horsfall

BB11 5FG

## Redwing Road, Burnley

### Offers Over £310,000

- Modern detached family home
- Four bedrooms (master with en-suite)
- Spacious dining kitchen & utility room
- Driveway, integral garage & enclosed rear garden
- Solar panels & EV charging point
- Open aspect views to the front

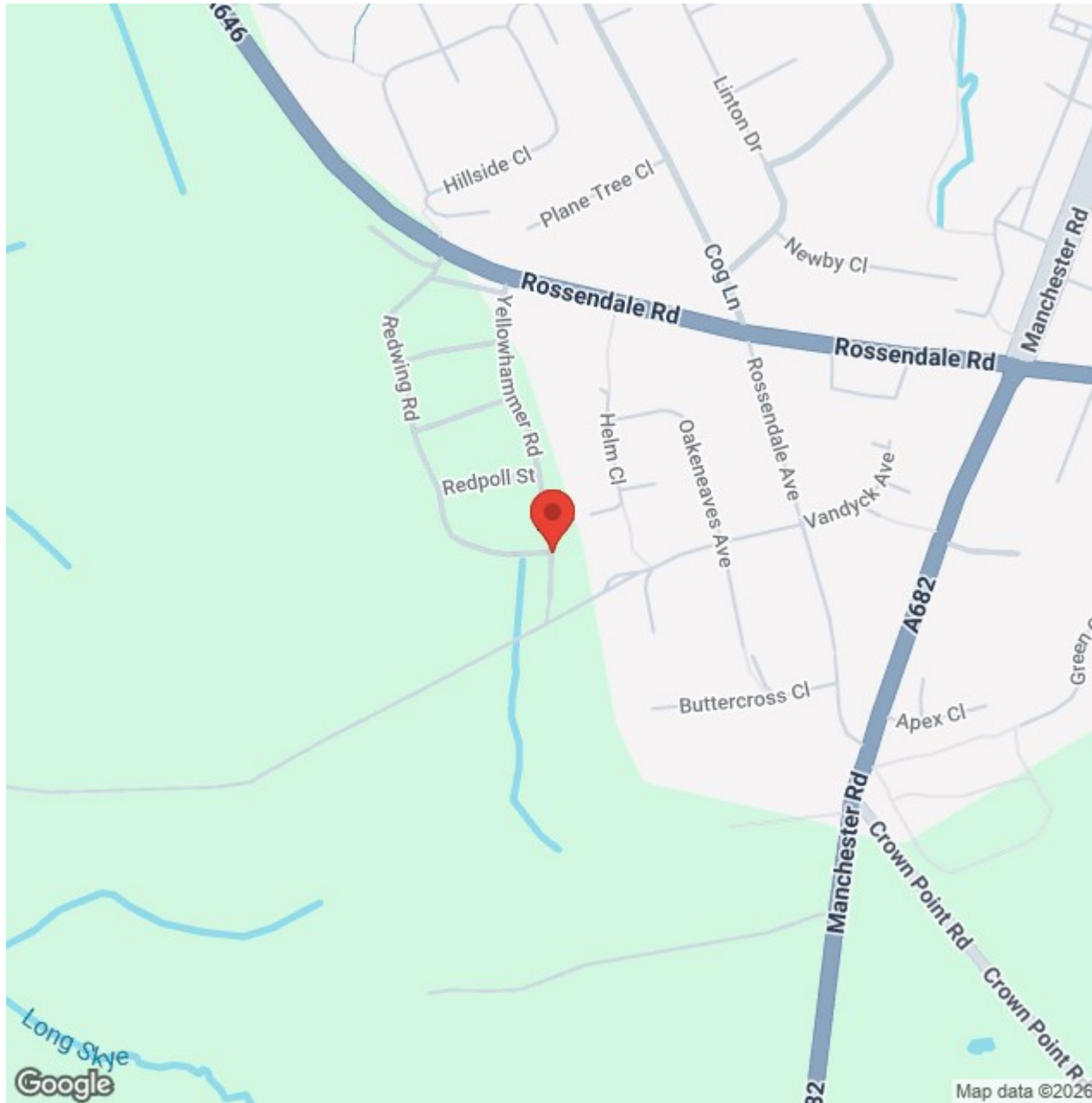
A beautifully presented and modern detached family home situated on a sought-after development, enjoying stunning open aspect views to the front. This superb property has been meticulously maintained by the current owner since new and is presented in true turnkey condition throughout.

Offering well-proportioned accommodation including a spacious living room, a stylish open plan dining kitchen, utility room, four bedrooms (with the principal bedroom benefiting from an en-suite), and a contemporary family bathroom, this home is perfectly suited for modern family living.

Externally, the property boasts a driveway leading to an integral garage and a well-kept enclosed rear garden with a patio area, ideal for outdoor entertaining. The home further benefits from solar panels and an EV charging point, enhancing its energy efficiency and future appeal.

Positioned within close proximity to local amenities, schools, transport links, and open countryside, this is an excellent opportunity to acquire a high-quality home in a desirable location.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

#### LIVING ROOM 11'4" x 14'9" (3.47m x 4.52m)

A bright and spacious living room positioned to the front of the property, enjoying fantastic open aspect views through a large window which allows for an abundance of natural light. The room is well-proportioned and neutrally decorated, offering ample space for comfortable seating and everyday living, with a pleasant outlook creating a calm and inviting atmosphere.

#### DINING KITCHEN 19'1" x 9'9" (5.84m x 2.99m)

A superb open plan dining kitchen fitted with a range of modern wall and base units, complemented by contrasting work surfaces and integrated appliances. The space offers ample room for both cooking and dining, with a designated dining area and French doors opening out onto the rear garden, allowing plenty of natural light to flow through. Finished with stylish flooring and a contemporary feel throughout, this is a perfect space for everyday family life and entertaining.

#### UTILITY ROOM 5'2" x 5'4" (1.60m x 1.63m)

A useful utility room fitted with additional wall and base units and complementary work surface space, with plumbing for appliances. The room also provides access to the ground floor WC and benefits from a window to the rear, allowing for natural light and ventilation, making it a practical and functional addition to the home.

#### GROUND FLOOR WC 5'3" x 3'0" (1.61m x 0.92m)

A modern two-piece suite comprising a low level WC and pedestal wash hand basin, finished with neutral décor and ideal for guests and everyday convenience.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'0" x 10'7" (3.06m x 3.23m)

A spacious double bedroom positioned to the front of the property, enjoying stunning open aspect views through a large window which fills the room with natural light. The room offers ample space for bedroom furnishings and benefits from access to a modern en-suite shower room, making it a comfortable and well-appointed principal bedroom.

#### ENSUITE SHOWER ROOM 3'5" x 7'9" (1.05m x 2.37m)

A modern en-suite shower room comprising a walk-in shower, low level WC, and wash hand basin with storage beneath. Finished with contemporary tiling and fittings, the room provides a clean and practical space to complement the principal bedroom.

#### BEDROOM TWO 10'2" x 10'10" (3.11m x 3.31m)

A well-proportioned double bedroom positioned to the front of the property, enjoying pleasant open aspect views and plenty of natural light via a large window. The room benefits from built-in wardrobe storage and offers ample space for bedroom furnishings, making it a comfortable and practical second bedroom.

#### BEDROOM THREE 9'8" x 10'3" (2.96m x 3.13m)

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook and good natural light through a large window. The room benefits from fitted wardrobe storage and offers ample space for bedroom furnishings, making it an ideal guest room, children's bedroom, or home office.

#### BEDROOM FOUR 8'2" x 12'3" (2.49m x 3.75m)

A well-proportioned bedroom positioned to the rear of the property, enjoying a pleasant outlook and natural light via a window. The room offers flexibility for use as a bedroom, home office, or study, making it ideal for modern family living or those working from home.

#### BATHROOM 6'5" x 5'6" (1.96m x 1.69m)

A modern three-piece bathroom suite comprising a panelled bath with shower over, low level WC, and wash hand basin. Finished with contemporary tiling and fittings, the room also benefits from a window to the rear, providing natural light and ventilation.

#### GARAGE 9'10" x 19'8" (3.02m x 6.00m)

An integral garage providing excellent storage space, with an up-and-over door to the front and internal access from the property, offering practicality and convenience for everyday use.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/redwing-road-burnley>

#### LOCATION

Situated on a modern and sought-after residential development in Burnley, this property enjoys a pleasant position with open aspect views to the front. The location offers convenient access to local amenities, well-regarded schools, and transport links, including access to the M65 motorway network, making it ideal for commuters. Nearby countryside walks and green spaces are also within easy reach, providing the perfect balance between town and rural living.

#### 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

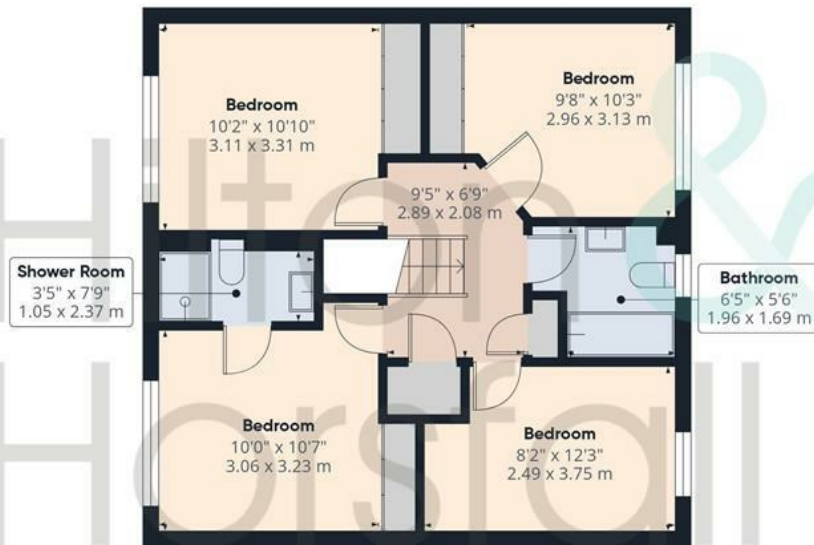
Externally, the property offers a driveway to the front providing off-road parking and access to the integral garage, alongside a well-maintained lawned garden.

To the rear, there is an enclosed garden with a laid lawn and patio area, ideal for outdoor seating and entertaining, all bordered by secure fencing creating a private and family-friendly space.





Ground Floor



Floor 1



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

1243 ft<sup>2</sup>

115.4 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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