



## Horning Crescent, Burnley, BB10 2NT

**£179,950**

AN EXQUISITE SEMI DETACHED TRUE BUNGALOW

Nestled in the sought-after area of Horning Crescent, Burnley, this exceptional semi-detached true bungalow is a true gem. Presented and maintained to the highest standard, the property boasts stylish interiors that create a warm and inviting atmosphere. With two generously sized double bedrooms, a spacious lounge, and modern fittings throughout, this home is designed for both comfort and functionality.

The neutral decoration enhances the sense of space and light, making it easy for you to add your personal touch. Outside, the property sits on an impressive plot, featuring beautifully landscaped gardens that are perfect for those who enjoy spending time outdoors. The ample off-road parking and a detached garage provide convenience and security for your vehicles.

Location is key, and this property does not disappoint. It is conveniently situated close to all local amenities, including shops, bus routes, and reputable schools, making it an ideal choice for families or couples. Additionally, major motorway links are easily accessible, ensuring that commuting is a breeze.

This delightful home boasts a perfect garden for anyone looking for a peaceful retreat in a vibrant community. With its combination of modern living and outdoor charm, this property is not

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Horning Crescent, Burnley, BB10 2NT

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- An Outstanding Semi Detached True Bungalow
- On An Impressive Plot
- Off Road Parking
- Tenure Leasehold
- Two Double Bedrooms
- Detached Garage And Envious Gardens
- EPC Rating TBC
- Beautifully Presented
- Sought After Location
- Council Tax Band B

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

12'11 x 5'10 (3.94m x 1.78m)

Central heating radiators coving, loft hatch, storage cupboard, wood effect laminate flooring, doors to the reception room, kitchen, two bedrooms and bathroom.

### Reception Room

13'8 x 11'11 (4.17m x 3.63m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround, television point.

### Kitchen

9'9 x 8'6 (2.97m x 2.59m)

UPVC double glazed window, central heating radiator, a range of cream high gloss wall and base units, wood effect surface, tiled splash backs, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect Lino flooring, UPVC double glazed door to the rear.

### Bedroom One

12'1 x 11'11 (3.68m x 3.63m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Two

11'10 x 8'11 (3.61m x 2.72m)

UPVC double glazed window, central heating radiator, coving.

### Bathroom

7'7 x 5'10 (2.31m x 1.78m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and an electric feed overhead shower, tiled elevations, integrated linen cupboard, tiled effect vinyl flooring.

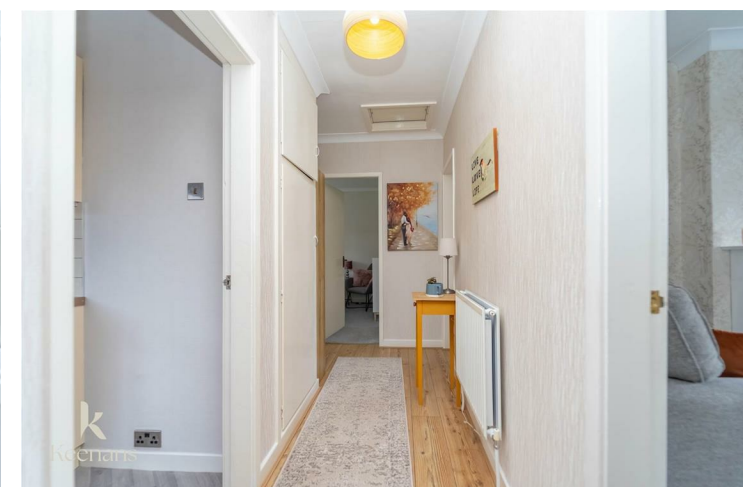
### External

#### Rear

Enclosed laid to lawn garden with paving, wood chip bedding, slate chippings, mature shrubs, patio area, access to the detached garage.

## Front

Laid to lawn garden with slate chippings and mature shrubs and a driveway with access to the detached garage.



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