





Hilton &  
Horsfall

## Ashworth House, Manchester Road, Burnley

### Offers In The Region Of £49,950

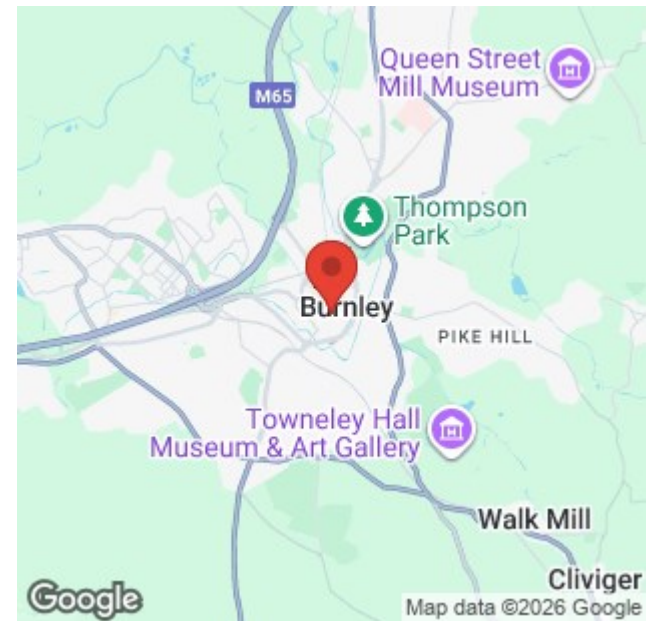
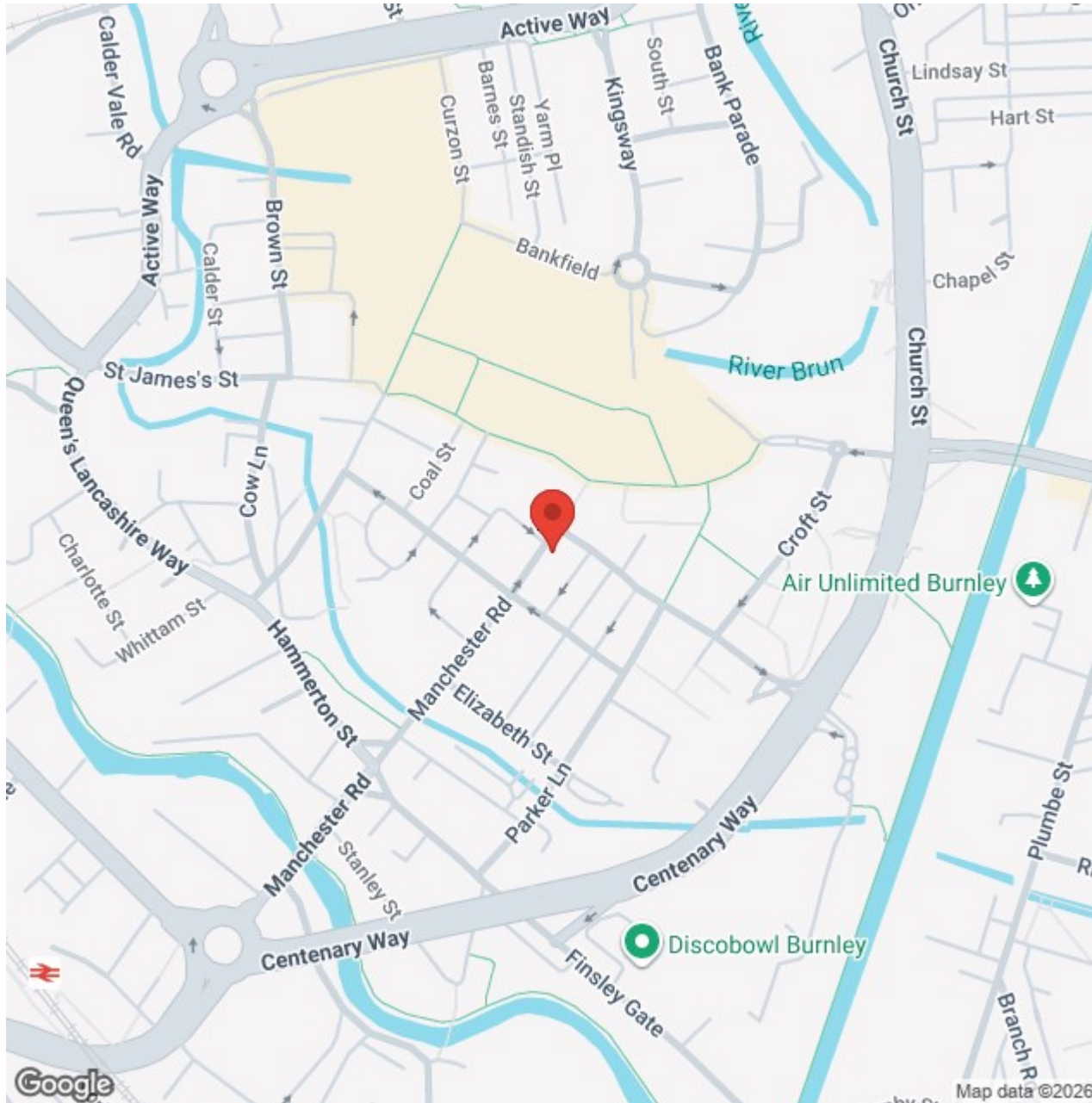
- One-bedroom apartment
- Open-plan living room and kitchen
- Modern bathroom suite
- Central hallway with storage cupboard
- Located within Ashworth House, Burnley town centre
- Currently tenanted (details available upon request)

Situated in the heart of Burnley town centre within the popular Ashworth House development, this one-bedroom apartment offers modern, low-maintenance living in a highly convenient location. The accommodation comprises an open-plan living room and kitchen, a double bedroom, a modern bathroom and a central hallway with useful storage. The apartment is currently tenanted, with tenancy details available upon request, making it an ideal opportunity for investors or those seeking a ready-made town-centre property. Ashworth House is well placed for local shops, amenities, transport links and Burnley bus and train stations, offering excellent accessibility for commuters and residents alike.













## Lancashire

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### FIRST FLOOR

#### ENTRANCE HALL

A welcoming entrance hallway providing access to all rooms within the apartment. The hallway also benefits from a useful built-in storage cupboard, ideal for coats, shoes and general household storage, helping to keep the main living areas neat and uncluttered.

#### LIVING ROOM / KITCHEN 18'4" x 17'7" (5.61m x 5.36m)

A spacious open-plan living room and kitchen, offering a versatile layout ideal for modern town-centre living. The living area provides ample space for seating and dining furniture, with large windows allowing plenty of natural light and views across the surrounding area. The kitchen is fitted with a range of contemporary wall and base units, complemented by worktop surfaces and integrated cooking appliances. There is space for freestanding white goods, and the open-plan

design creates a sociable environment, ideal for both everyday living and entertaining.

#### BEDROOM 12'7" x 8'8" (3.86m x 2.66m)

A well-proportioned double bedroom offering comfortable accommodation with space for a double bed and additional bedroom furniture. The room benefits from a window providing natural light, creating a bright and welcoming atmosphere. Finished in neutral tones, the bedroom offers a calm and practical retreat within this centrally located apartment.

#### BATHROOM 7'10" x 4'10" (2.41m x 1.48m)

#### LOCATION

A modern and well-appointed bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and WC. The room is finished with contemporary tiling to the bath and shower area, complemented by neutral décor and ceiling spot lighting, creating a clean and practical space.

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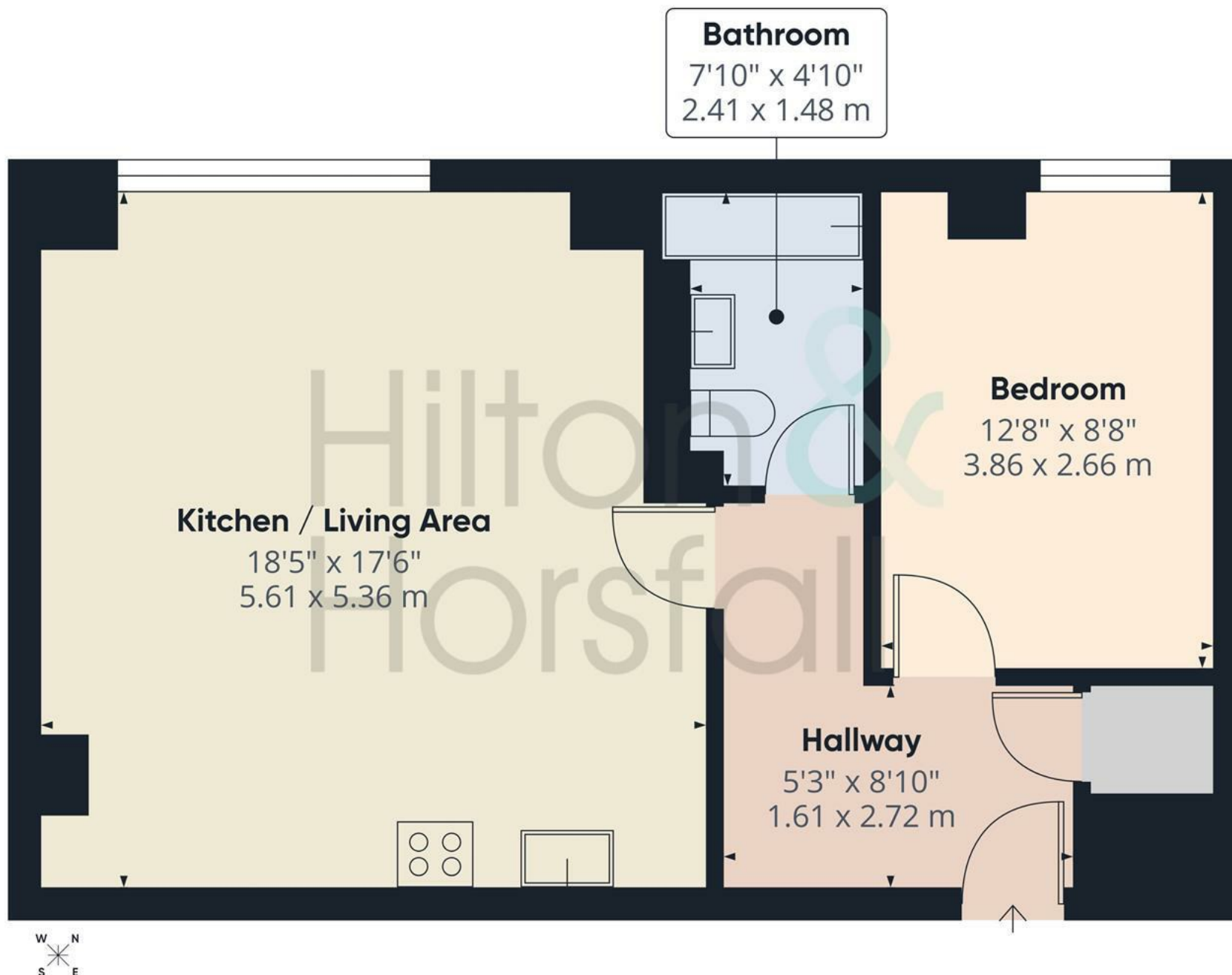




## OUTSIDE

Ashworth House is a centrally located development positioned within the heart of Burnley town centre. The building is conveniently placed for a wide range of local shops, amenities, cafés, leisure facilities and public transport links, making it ideal for town-centre living and investment purposes.





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

529 ft<sup>2</sup>

49.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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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