





Hilton &  
Horsfall

BB12 8AE

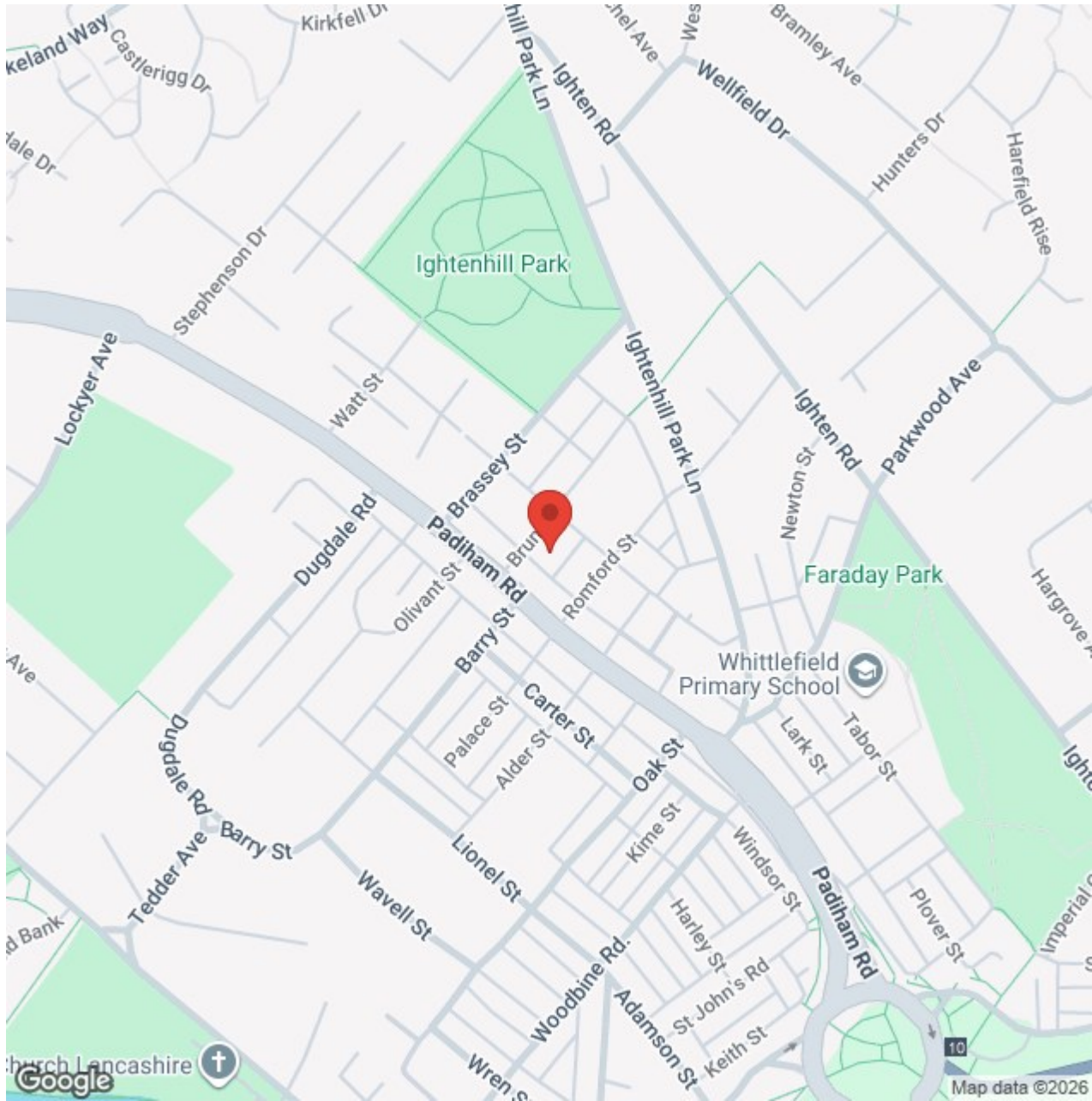
## Brunel Street, Burnley

### Offers In The Region Of £210,000

- Substantial bay fronted family home
- Spacious accommodation arranged over three floors
- Four bedrooms including principal suite
- Walk-in dressing room & private ensuite
- Recently installed contemporary breakfast kitchen
- Enclosed rear yard with garage / storage access

A substantial and beautifully presented bay fronted family home arranged over three spacious floors, offering an abundance of versatile living accommodation throughout. This impressive property briefly comprises an entrance hallway, elegant front sitting / dining room, generous rear living room centred around an attractive fireplace and a recently installed breakfast kitchen fitted with contemporary shaker style units and integrated appliances. To the first floor are three well proportioned bedrooms and a spacious family bathroom fitted with a four-piece suite. Occupying the second floor is a superb principal bedroom suite, creating a private retreat and benefitting from a walk-in dressing area and private ensuite shower room. Externally the property enjoys a low maintenance forecourt to the front and an enclosed rear yard providing access through to the garage / storage. Conveniently positioned close to local amenities including shops, schools, parkland, healthcare facilities and excellent transport links with the M65 motorway network only a short distance away, this is a fantastic opportunity to acquire a spacious home suited to modern family living.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

uPVC door, inbuilt meter cupboard, glazed vestibule door leading to:-

#### HALLWAY

A welcoming and beautifully presented entrance hallway accessed via a front entrance door with decorative glazed insert and matching transom window above, allowing an abundance of natural light. Having contemporary flooring, high ceilings with coving, recessed spotlights and complemented by a stylish column radiator. Staircase leading to the first floor / landing with internal doors providing access to the ground floor accommodation.

#### SITTING ROOM / DINING ROOM 11'10" x 12'3" (3.62m x 3.75m)

A spacious and elegant reception room positioned to the front of the property having a large bay window allowing an abundance of natural light whilst creating an ideal space for both sitting and formal dining. Featuring attractive wood effect flooring, recessed spotlights, decorative ceiling panelling and a beautiful original style fireplace creating a charming focal point to the room. A generous and versatile space well suited to modern family living and entertaining.

#### LIVING ROOM 13'10" x 16'5" (4.23m x 5.02m)

A substantial and beautifully presented living room positioned to the rear of the property, offering an excellent space for relaxing and entertaining. Having a large window allowing in plenty of natural light, recessed spotlights, neutral décor and fitted carpeting. The room is centred around an attractive fireplace with inset electric stove-effect fire creating a superb focal point, whilst an internal door provides access through to the kitchen making this an ideal family living space.

#### BREAKFAST KITCHEN 14'11" x 7'8" (4.57m x 2.34m)

A beautifully presented and recently installed breakfast kitchen fitted with a range of modern shaker style wall and base units finished in contrasting tones with complementary work surfaces and matching upstands. Incorporating integrated appliances including a double electric oven, induction hob with extractor over, integrated microwave and inset sink with mixer tap. Having recessed spotlights, contemporary flooring and ample space for informal dining with a breakfast bar seating area. A bright and practical space with a rear access door leading out to the yard, ideally suited to modern family living.

### FIRST FLOOR / LANDING

Spindle balustrade, staircase to second floor.

#### BEDROOM TWO 12'1" x 9'0" (3.69m x 2.75m)

A well proportioned double bedroom positioned to the front of the property having a window allowing in plenty of natural light. This comfortable room is tastefully presented with fitted carpeting and provides ample space for freestanding bedroom furniture, making it ideal as a child's bedroom, guest room or additional family accommodation.

#### BEDROOM THREE 11'10" x 7'6" (3.63m x 2.30m)

A well proportioned bedroom positioned to the front of the property having a window allowing in plenty of natural light. The room is presented in neutral tones with fitted carpeting and provides space for bedroom furnishings, making it ideal as a child's bedroom, guest room, nursery or home office depending on requirements.

#### BEDROOM FOUR 11'3" x 7'7" (3.44m x 2.33m)

A well proportioned bedroom positioned to the rear of the property having a window allowing in plenty of natural light. Presented in neutral tones with fitted carpeting and offering a versatile layout with space for bedroom furniture and a study area if desired. An ideal child's bedroom, guest room or home office to suit a variety of needs.

#### HOUSE BATHROOM

A spacious family bathroom positioned to the rear of the property and fitted with a four-piece suite comprising a corner panelled bath, shower enclosure with glazed screen, pedestal wash basin and low level WC. Finished with complementary wall and floor tiling, recessed spotlights and a chrome heated towel radiator. A frosted window to the rear elevation allows in natural light whilst maintaining privacy.

### SECOND FLOOR

#### BEDROOM ONE 12'1" x 15'4" (3.70m x 4.68m)

Occupying the second floor, this impressive principal bedroom provides a superb private retreat with generous proportions and a well designed layout. Having a dormer style window allowing in plenty of natural light, fitted carpeting, recessed spotlights and an attractive exposed beam adding character and charm. Offering ample space for freestanding bedroom furniture and benefitting from access through to a dedicated dressing area and private ensuite shower room, creating an excellent principal suite.

#### 'WALK-IN' DRESSING ROOM 11'5" x 8'1" (3.50m x 2.48m)

A superb addition to the principal suite, this walk-in dressing room provides excellent storage and dressing space with room for wardrobes, drawers and additional furnishings if required. Having fitted carpeting and access directly through to the private ensuite shower room, creating a practical and well designed principal bedroom suite.

#### EN-SUITE SHOWER ROOM 5'4" x 6'2" (1.64m x 1.89m)

A well presented ensuite shower room accessed directly from the principal suite and fitted with a three-piece suite comprising a corner shower enclosure, low level WC and contemporary wash basin with mixer tap. Finished with complementary wall and floor tiling and benefitting from a roof window allowing in natural light, creating a bright and practical addition to this impressive principal bedroom suite.

#### GARAGE / STORAGE 12'0" x 12'2" (3.66m x 3.72m)

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/brunel-st-bly>

### LOCATION

Situated in a popular and convenient area of Burnley, this substantial family home enjoys excellent access to a wide range of everyday amenities. The property is within comfortable reach of local shops including a traditional butchers, convenience stores and supermarkets, together with nearby healthcare facilities including dental practices. Families are well catered for with a selection of well regarded primary and secondary schools close by, whilst nearby green spaces and parkland provide excellent opportunities for walking, recreation and outdoor enjoyment. The property also benefits from excellent transport connections with the M65 motorway network only a short distance away, providing straightforward access towards Blackburn, Preston, Manchester and surrounding Lancashire towns, making this an ideal location for families and commuters alike.

### PUBLISHING

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## OUTSIDE

Externally to the front the property benefits from a low maintenance forecourt providing attractive kerb appeal and complementing the characterful bay fronted façade. To the rear is an enclosed yard area offering space for seating and outdoor enjoyment whilst also providing access through to the garage / storage, creating excellent additional storage space and practicality for modern family living.



Ground Floor



Floor 1



Floor 2



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

1458 ft<sup>2</sup>

135.4 m<sup>2</sup>

Reduced headroom

39 ft<sup>2</sup>

3.6 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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