



Hilton &
Horsfall

BB11 5HF

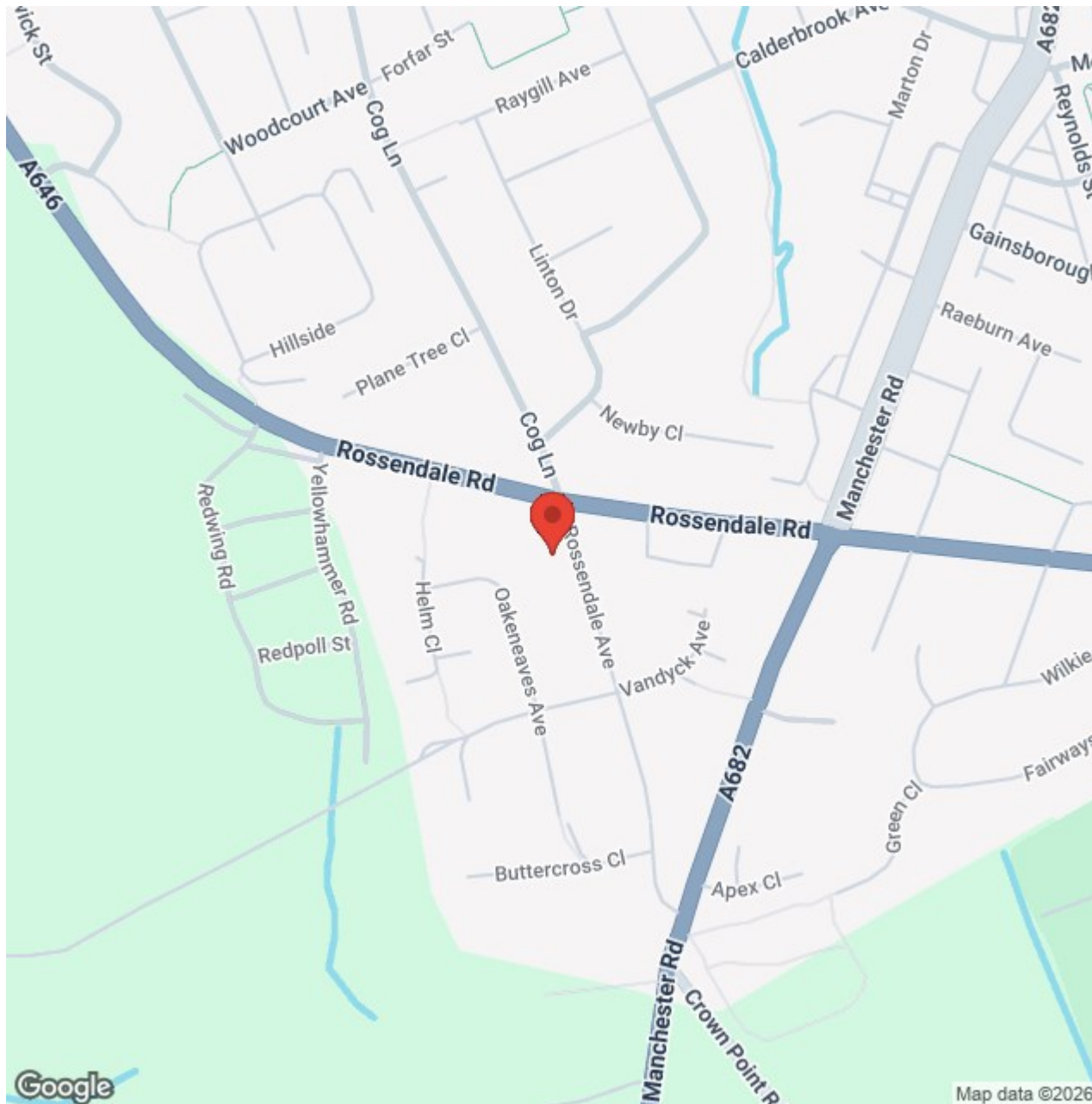
Rossendale avenue, Burnley

Offers In The Region Of £185,000

- Two-bedroom semi-detached property
- Stylish dining kitchen with garden room off
- Modern bathroom and separate first floor laundry room
- Well-presented living room with bay window
- Enclosed rear garden with patio and seating areas
- Popular residential location in Burnley

This beautifully presented two-bedroom semi-detached home is finished to a high standard throughout and offers stylish, contemporary living accommodation ideal for a range of buyers. The property briefly comprises a welcoming entrance hallway, a well-proportioned living room with bay window, and a modern dining kitchen that provides access through to a bright and versatile garden room, creating a sociable and functional layout. To the first floor are two bedrooms, including a generous principal bedroom with fitted wardrobes, a second bedroom currently used as a dressing room, a separate laundry room and a stunning modern bathroom. Externally, the property benefits from off-road parking to the front and an enclosed, low-maintenance garden to the rear with patio and seating areas. Situated in a popular residential location, this is a fantastic opportunity to acquire a turn-key home ready to move straight into.







Lancashire

This beautifully presented two-bedroom semi-detached home is finished to a high standard throughout and offers stylish, contemporary living accommodation ideal for a range of buyers. The property briefly comprises a welcoming entrance hallway, a well-proportioned living room with bay window, and a modern dining kitchen that provides access through to a bright and versatile garden room, creating a sociable and functional layout. To the first floor are two bedrooms, including a generous principal bedroom with fitted wardrobes, a second bedroom currently used as a dressing room, a separate laundry room and a stunning modern bathroom. Externally, the property benefits from off-road parking to the front and an enclosed, low-maintenance garden to the rear with patio and seating areas. Situated in a popular residential location, this is a fantastic opportunity to acquire a turn-key home ready to move straight into.

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

A smart and welcoming entrance hallway setting the tone for the rest of the home. Featuring a contemporary composite front door, stylish wall lighting and attractive flooring, the space feels bright and well finished. Stairs lead to the first floor, with doors providing access through to the main living accommodation. A practical yet stylish introduction to the property.

LIVING ROOM 11'8" x 11'10" (3.58m x 3.61m)

A welcoming and well-proportioned living room positioned to the front of the property, featuring a bay window that allows plenty of natural light to fill the space. The room is tastefully presented with a feature slatted timber media wall, providing an attractive focal point, along with fitted shelving for display and storage. Finished with neutral décor, ceiling coving and a soft carpeted floor, this is a comfortable and inviting space ideal for everyday living and relaxing.

DINING KITCHEN 9'10" x 18'3" (3.01m x 5.58m)

A stylish and contemporary dining kitchen, thoughtfully designed to create a sociable and practical heart to the home. The kitchen area is fitted with a range of modern wall and base units with complementary work surfaces, integrated oven, hob with extractor, and sink unit positioned beneath a window. Open shelving and tiled splashbacks add both character and functionality, while the flooring flows seamlessly throughout the space. The dining area comfortably accommodates a table and seating, enhanced by feature lighting and décor, making it ideal for everyday dining or entertaining. A door provides direct access through to the garden room, allowing for an easy transition between indoor and outdoor living.

GARDEN ROOM 12'1" x 10'3" (3.70m x 3.14m)

A bright and versatile garden room that provides an excellent additional living space, ideal for relaxing or entertaining. Enjoying a

pleasant outlook over the rear garden, the room is flooded with natural light via large glazed panels and twin roof lights, creating an airy and inviting atmosphere throughout. Finished with modern flooring and recessed lighting, the space is well suited for use as a snug, family room or home office. A uPVC door opens directly onto the garden, allowing for a seamless connection between indoor and outdoor living during the warmer months.

FIRST FLOOR / LANDING

A light and well-presented first floor landing, featuring a continuation of the modern décor seen throughout the home. The space is enhanced by a stylish feature slatted wall and modern internal doors, with doors providing access to the bedrooms and bathroom. Finished with soft carpeting, the landing offers a calm and attractive transition between rooms.

BEDROOM ONE 12'0" x 11'5" (3.67m x 3.49m)

A generous double bedroom positioned to the front of the property, enjoying a bay window that provides excellent natural light and a pleasant outlook. The room is stylishly finished with a striking feature slatted wall and benefits from a full range of fitted wardrobes, offering ample storage while maintaining a clean and modern appearance. Finished with soft carpeting and neutral décor, this bedroom provides a calm and comfortable retreat, perfectly suited as the principal bedroom.

BEDROOM TWO / DRESSING ROOM 9'10" x 11'11" (3.01m x 3.64m)

A versatile second bedroom positioned to the rear of the property, currently utilised as a stylish dressing room. The space benefits from a window overlooking the rear, allowing in natural light, and is fitted with an extensive range of open wardrobes and storage, providing excellent organisation and practicality. Finished with soft carpeting and modern décor, this room would comfortably function as a bedroom, home office or continued use as a dressing room, offering flexibility to suit a variety of needs.

LAUNDRY ROOM 5'8" x 3'6" (1.73m x 1.07m)

A useful and well-appointed laundry room located on the first floor, fitted with cabinetry and work surface incorporating space and plumbing for appliances. A window to the side elevation provides natural light and ventilation, while the tiled walls and practical layout make this a highly functional addition to the home.

BATHROOM 6'9" x 5'6" (2.08m x 1.69m)

A beautifully finished and contemporary bathroom fitted with a modern three-piece suite, including a panelled bath with striking black-framed shower screen and rainfall shower over, low-level WC and a stylish countertop wash basin set on a timber vanity. The space is enhanced by feature tiling and shelving, creating a high-end feel throughout. A window to the side elevation provides natural light and ventilation, completing this impressive and well-appointed bathroom.

LOCATION

Rossendale Avenue is a popular residential location in Burnley, conveniently positioned for a range of local amenities, well-regarded schools and excellent transport links. The property is within easy reach of Burnley town centre, offering a variety of shops, cafés and leisure facilities, while also benefiting from good road access to neighbouring towns and the wider motorway network. Ideal for those seeking a well-connected yet established residential setting.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/rossendale-rd-bly>

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.

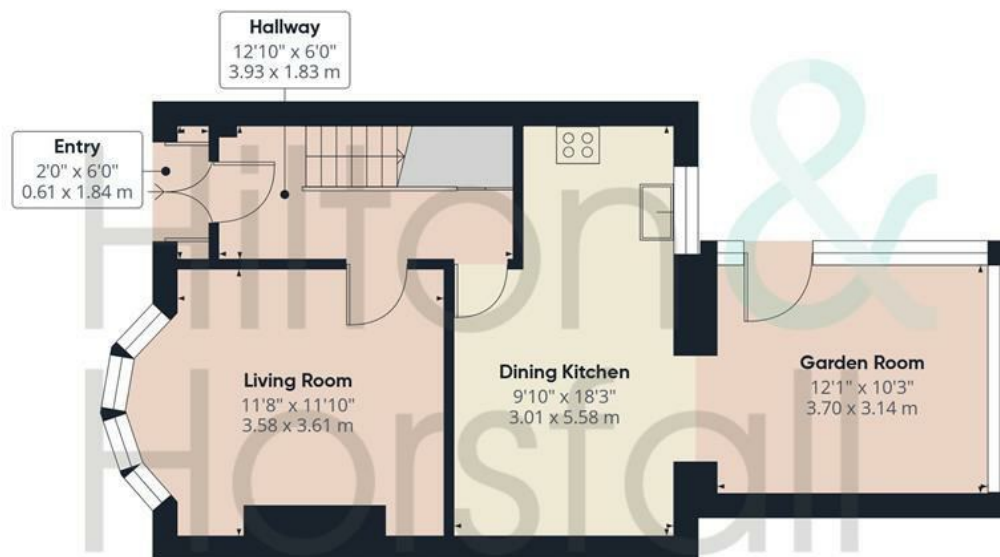


BB11 5HF

OUTSIDE

To the front of the property is a driveway providing off-road parking. To the rear is an enclosed and well-maintained garden, thoughtfully arranged with artificial lawn, paved patio areas and seating spaces, making it ideal for outdoor dining and entertaining. The garden enjoys a good degree of privacy and offers a pleasant extension of the living accommodation.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

897 ft²

83.3 m²

(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.







Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024