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BB11 3PH

Woodhouse Court, Burnley

Offers In The Region Of £185,000

• Useful First-Floor Study Area • Enclosed Rear Garden with Lawn & Paved Patio • Off-Road Parking to the Rear • Principal Bedroom with Fitted Wardrobes & En-Suite Shower Room • Well-Presented Living Room with French Doors to the Garden • Contemporary Dining Kitchen with Space for Family Dining • Spacious Accommodation Arranged Over Three Floors • Modern Three-Bedroom Semi-Detached Home

An attractive and well-presented three-bedroom semi-detached family home, offering modern and versatile accommodation arranged over three floors, situated within an established residential development in Burnley. The property provides a practical layout ideally suited to modern family living, with a spacious dining kitchen, comfortable living room, three bedrooms, family bathroom, ground floor WC and a principal bedroom benefiting from its own en-suite shower room. Upon entering, the hallway provides access to a useful ground floor cloakroom and a generously proportioned dining kitchen, fitted with contemporary white units, contrasting work surfaces and a range of integrated cooking appliances. There is ample space for a family dining table, creating a welcoming setting for everyday meals and entertaining. To the rear, the beautifully presented living room features attractive wood-effect flooring and a contemporary wall-mounted fireplace with decorative feature panelling, whilst French doors open directly onto the enclosed rear garden. The first floor provides two well-presented bedrooms, a family bathroom and a particularly useful study area, ideal for those working from home. Occupying the second floor is the impressive principal bedroom, offering excellent proportions, fitted mirrored wardrobes and the added convenience of a private en-suite shower room. Externally, the property benefits from an enclosed rear garden incorporating a lawn and paved patio seating area, together with useful outside storage and off-road parking to the rear. Conveniently positioned for Burnley town centre, local amenities and transport connections, this attractive home offers an excellent combination of modern accommodation, practical outdoor space and flexible three-storey living, making it an appealing choice for families, couples and purchasers seeking a well-appointed home.

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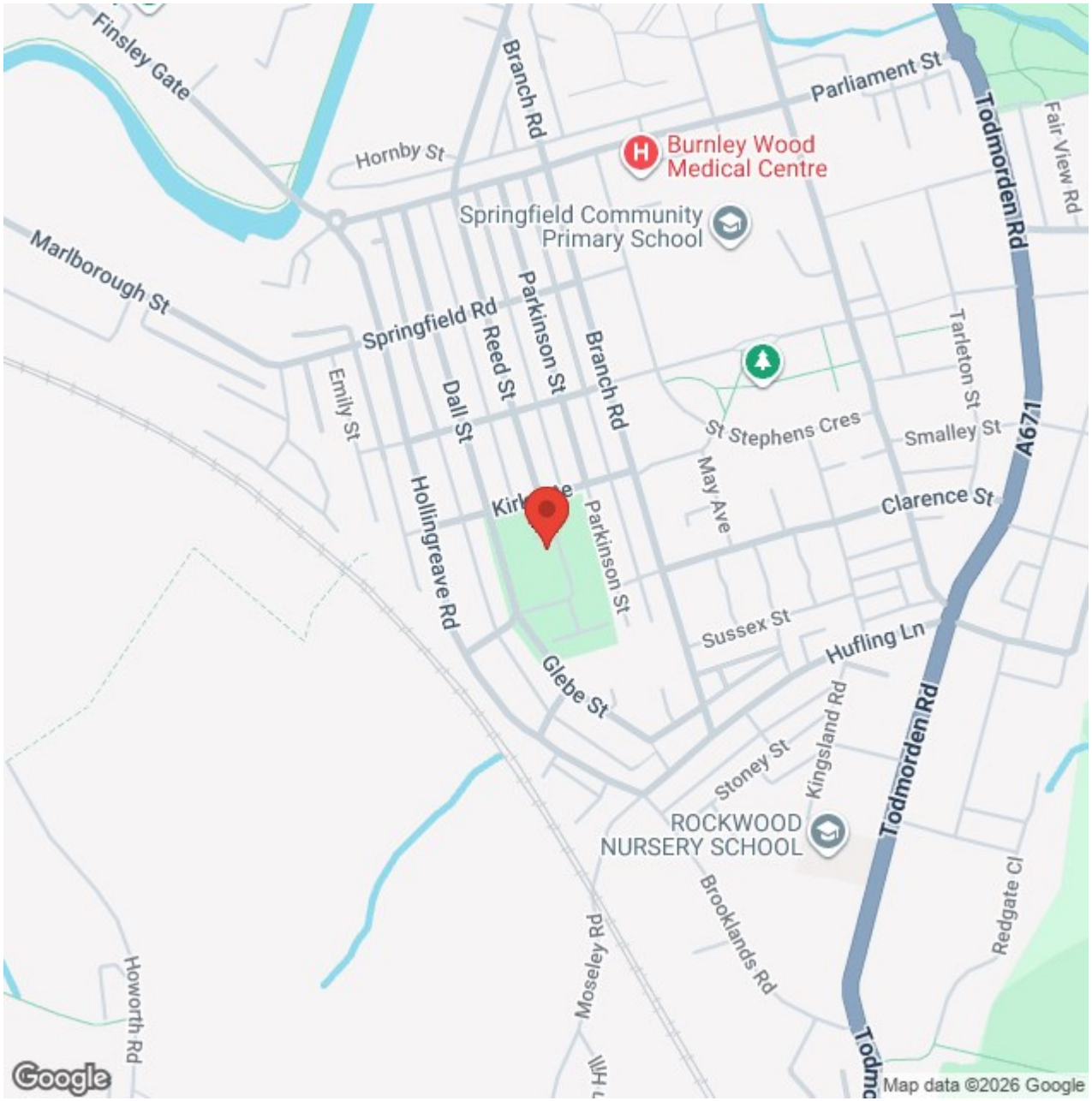
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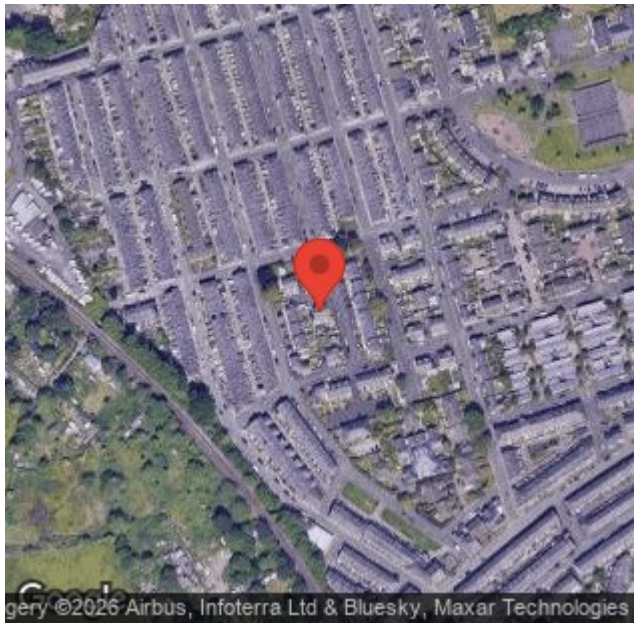

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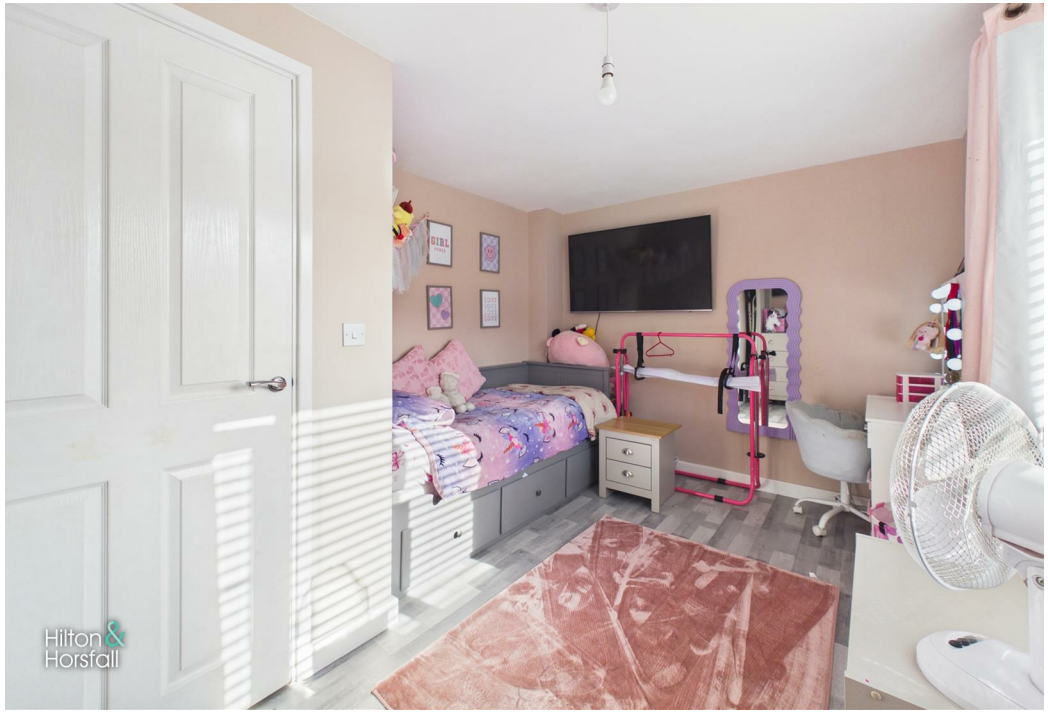

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Finsley Gate
Branch Rd
Parliament St
Hornby St
Burnley Wood Medical Centre
Springfield Community Primary School
Marlborough St
Springfield Rd
Parkinson St
Reed St
Dall St
Emily St
Branch Rd
Todmorden Rd
A671
Fair View Rd
Tarleton St
St Stephens Cres
Smalley St
May Ave
Clarence St
Hollingreave Rd
Parkinson St
Sussex St
Hufling Ln
Glebe St
Kingsland Rd
Stoney St
ROCKWOOD NURSERY SCHOOL
Todmorden Rd
Brooklands Rd
Redgate Cl
Howorth Rd
Mosley Rd
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Lancashire

An attractive and well-presented three-bedroom semi-detached family home, offering modern and versatile accommodation arranged over three floors, situated within an established residential development in Burnley. The property provides a practical layout ideally suited to modern family living, with a spacious dining kitchen, comfortable living room, three bedrooms, family bathroom, ground floor WC and a principal bedroom benefiting from its own en-suite shower room. Upon entering, the hallway provides access to a useful ground floor cloakroom and a generously proportioned dining kitchen, fitted with contemporary white units, contrasting work surfaces and a range of integrated cooking appliances. There is ample space for a family dining table, creating a welcoming setting for everyday meals and entertaining. To the rear, the beautifully presented living room features attractive wood-effect flooring and a contemporary wall-mounted fireplace with decorative feature panelling, whilst French doors open directly onto the enclosed rear garden. The first floor provides two well-presented bedrooms, a family bathroom and a particularly useful study area, ideal for those working from home. Occupying the second floor is the impressive principal bedroom, offering excellent proportions, fitted mirrored wardrobes and the added convenience of a private en-suite shower room. Externally, the property benefits from an enclosed rear garden incorporating a lawn and paved patio seating area, together with useful outside storage and off-road parking to the rear. Conveniently positioned for Burnley town centre, local amenities and transport connections, this attractive home offers an excellent combination of modern accommodation, practical outdoor space and flexible three-storey living, making it an appealing choice for families, couples and purchasers seeking a well-appointed home.

GROUND FLOOR

ENTRANCE HALL
The entrance hallway provides access into the ground floor accommodation, with doors leading through to the dining kitchen and ground floor WC. A staircase rises to the first floor.

GROUND FLOOR WC 3'4" x 4'8" (1.03m x 1.44m)
A neatly presented ground floor WC fitted with a two-piece suite comprising a low-level WC and wash hand basin with a contemporary matt black mixer tap. The room features a decorative tiled splashback, circular wall mirror, radiator and practical tiled flooring, all complemented by light neutral décor.

DINING KITCHEN 13'6" x 11'6" (4.14m x 3.52m)
A spacious and well-presented dining kitchen fitted with a range of contemporary white gloss wall and base units, complemented by contrasting grey work surfaces, tiled splashbacks and modern black handles. The kitchen incorporates a built-in electric oven, gas hob with extractor above, inset sink with mixer tap and space for additional appliances. A large window provides plenty of natural light, whilst the generous dining area comfortably accommodates a family dining table and chairs, enhanced by attractive pendant lighting. Finished with practical grey flooring and neutral décor, this is a bright and welcoming space ideal for everyday family living.

LIVING ROOM 11'5" x 14'9" (3.49m x 4.50m)
A spacious and beautifully presented living room offering generous proportions and ample space for a range of comfortable lounge furniture. The room features an attractive contemporary wall-mounted electric-style fireplace set against decorative timber-effect feature panelling, creating a stylish focal point. French doors allow plenty of natural light into the room and open directly onto the enclosed rear garden and patio seating area. Finished with attractive wood-effect flooring, neutral décor and a decorative ceiling light, this is a welcoming and comfortable space for everyday family living and entertaining.

FIRST FLOOR / LANDING
A first-floor landing providing access to two bedrooms, the family bathroom and a useful study area. A further staircase rises to the second floor, where the principal bedroom and en-suite shower room are situated.

BEDROOM TWO 6'2" x 15'0" (1.90m x 4.59m)
A bright and well-presented second bedroom offering a versatile layout with space for a bed, wardrobes and additional bedroom furniture. Currently arranged as a child's bedroom, the room features attractive neutral and soft pink décor, contemporary wood-effect flooring and a large window allowing plenty of natural light to fill the space. Its proportions also provide flexibility for use as a guest bedroom or additional study, depending on the purchaser's requirements.

BEDROOM THREE 9'11" x 7'11" (3.04m x 2.42m)
A well-proportioned and nicely presented third bedroom, currently arranged as a child's bedroom with space for a bed, wardrobe and additional bedroom furniture. A large window allows plenty of natural light into the room, whilst attractive décor, wood-effect flooring and a radiator complete the space. This versatile room would also lend itself to use as a guest bedroom, nursery or home office, depending on the purchaser's requirements.

BATHROOM 5'4" x 7'10" (1.65m x 2.41m)
A well-presented family bathroom fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin set within a useful vanity storage unit. The room features contemporary white wall tiling surrounding the bath, practical patterned flooring and soft neutral décor with a subtle pink feature wall. A frosted window provides natural light and privacy, completing this bright and functional family bathroom.

STUDY AREA
A useful and versatile study area positioned off the first-floor landing, currently arranged as a practical home office with space for a desk and computer equipment. A window provides plenty of natural light, whilst neutral décor and fitted carpet create a comfortable working environment. This flexible space is ideal for those working from home or requiring a dedicated study area.

SECOND FLOOR

BEDROOM ONE 13'6" x 14'11" (4.12m x 4.55m)
A spacious and well-proportioned principal bedroom occupying the second floor, offering an excellent degree of privacy and ample space for a king-size bed and additional bedroom furniture. The room features attractive sloping ceilings, a dormer window providing plenty of natural light and a range of fitted wardrobes with mirrored doors offering useful storage. Finished with neutral décor, fitted carpet and radiators, the bedroom also benefits from access to its own private en-suite shower room, creating a comfortable and practical principal suite.

ENSUITE 5'10" x 7'8" (1.80m x 2.36m)
A well-presented en-suite shower room serving the principal bedroom, fitted with a three-piece suite comprising a glazed shower enclosure with chrome shower fittings, pedestal wash hand basin and low-level WC. The room features white tiling within the shower enclosure, contemporary grey and white décor, practical patterned flooring and a heated towel rail. A roof window provides plenty of natural light, completing this bright and functional en-suite.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/woodhousecourtburnley

LOCATION
Situated on Woodhouse Court in the Burnley Wood area of Burnley, the property enjoys a convenient residential location with access to a wide range of local amenities and facilities. Burnley town centre offers an extensive selection of shops, supermarkets, cafés, restaurants and leisure facilities, whilst everyday conveniences and local schooling are also available in the surrounding area. The property is well positioned for access to Burnley Manchester Road railway station, providing rail connections to surrounding towns and cities, with the M65 motorway network offering further links towards Blackburn, Preston and the wider North West. For those who enjoy outdoor recreation, the nearby Towneley Park provides extensive landscaped parkland, woodland walks, recreational facilities and the historic Towneley Hall. Combining practical access to the town centre with nearby green spaces and established transport links, this location is well suited to a variety of purchasers seeking convenient modern living in Burnley.

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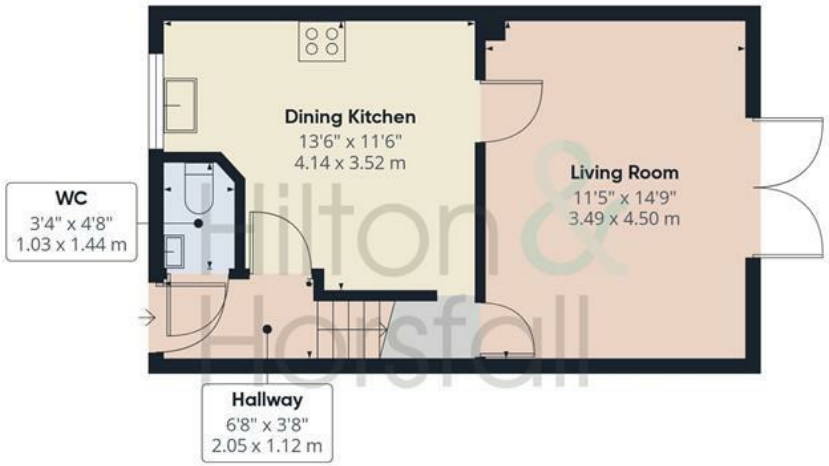

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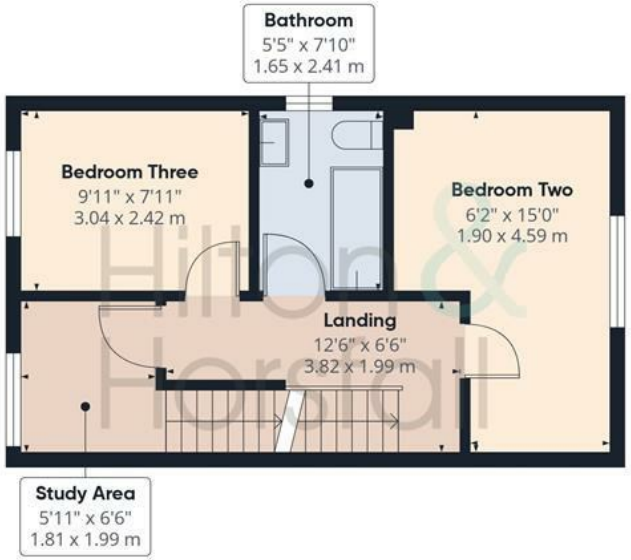
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OUTSIDE

Externally, the property occupies an attractive position within an established residential development, featuring a neatly presented frontage with decorative stone-effect detailing and established hedging. To the rear is an enclosed garden offering a practical outdoor space for families and entertaining, incorporating a lawned area and paved patio providing space for outdoor furniture and seating. The garden also benefits from a timber shed and additional covered storage area, together with gated access. A further advantage is the provision of off-road parking to the rear of the property, adding everyday convenience to this appealing modern home.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

959 ft²

89.1 m²

Reduced headroom

31 ft²

2.9 m²

(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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