



Hilton &
Horsfall

BB11 2QN

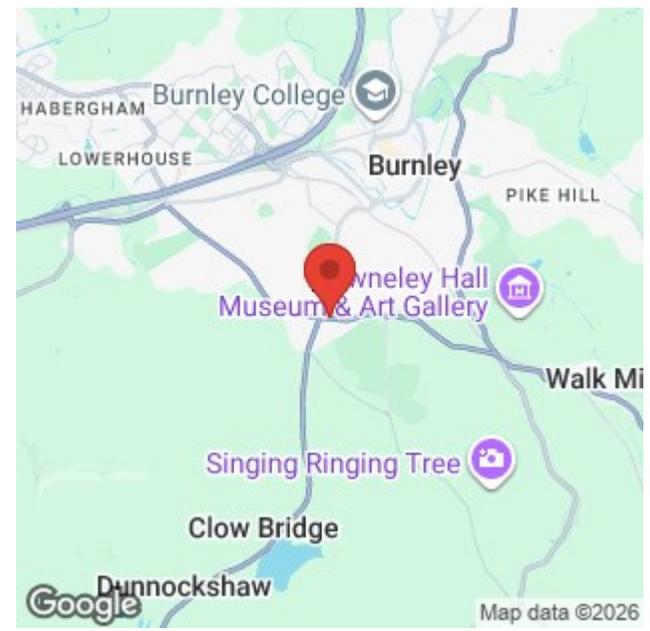
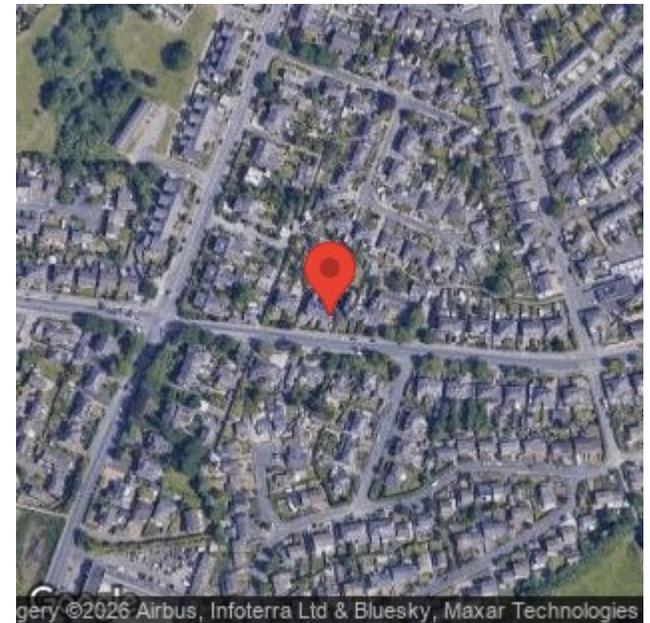
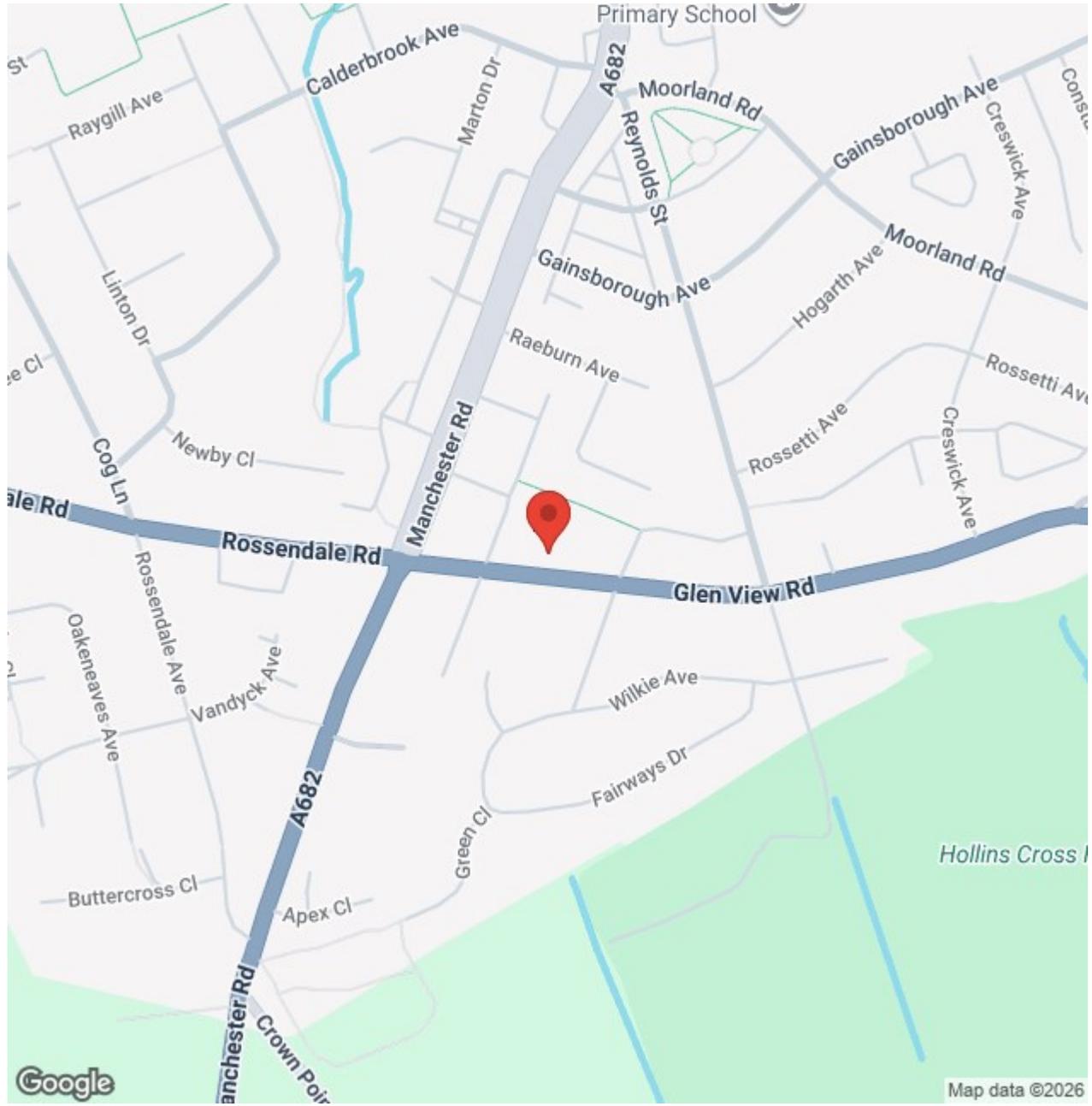
Glen View Road, Burnley

Offers In The Region Of £245,000

- Mid terrace property (one of three)
- Three well-proportioned bedrooms
- Two spacious reception rooms
- Large dining kitchen
- Bathroom with separate WC
- Generous rear garden with patio area

An attractive and spacious mid terrace property (one of three) offering well-proportioned living accommodation throughout, ideal for families or first-time buyers. The property comprises two generous reception rooms, including a bright living room to the front and a second versatile sitting room to the rear. There is also a spacious dining kitchen providing ample room for both cooking and dining, creating a sociable and practical space for everyday living. To the first floor are three bedrooms, including two well-sized doubles and a third bedroom suitable for a variety of uses, along with a bathroom and the added benefit of a separate WC. Externally, the property boasts a superb and unusually large rear garden with a patio seating area and established planting, offering excellent outdoor space. A fantastic opportunity to acquire a home with great potential in a convenient location.







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Lancashire

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GROUND FLOOR

ENTRANCE

HALLWAY

LIVING ROOM 15'10" x 11'6" (4.83m x 3.51m)

A spacious and well-presented living room positioned to the front of the property, featuring a large bay window which allows for an abundance of natural light. The room benefits from high ceilings with decorative coving, creating a lovely sense of space and character, along with a feature fireplace set within a tiled surround forming an attractive focal point. Finished with wood flooring and offering ample space for furniture, this is a comfortable and inviting reception room ideal for relaxing.

SITTING ROOM 14'11" x 12'3" (4.56m x 3.75m)

A second spacious reception room positioned to the rear of the property, offering a versatile living space ideal for use as a sitting room, family room or formal dining area. The room features high ceilings with decorative coving and a striking contemporary fireplace set within a feature surround, creating an attractive focal point. There is a large window allowing for plenty of natural light, along with a door providing access out to the rear of the property. Finished with wood flooring and offering ample space for furnishings, this is a superb additional reception room suited to a variety of uses.

DINING KITCHEN 17'10" x 8'3" (5.45m x 2.53m)

A spacious and well-appointed dining kitchen fitted with a range of matching wall and base units with contrasting wood effect work surfaces, incorporating a stainless steel sink and drainer unit. There is space for a range of appliances along with an integrated oven and gas hob with extractor over. The room offers ample space for a dining table, making it ideal for everyday family living and entertaining. A large window allows for plenty of natural light, while a door provides access out to the rear of the property. Finished with tiled flooring, this is a practical and sociable space.

OUTHOUSE STORAGE 6'11" x 5'4" (2.13m x 1.63m)

A useful external outhouse providing additional storage space, ideal for garden equipment, tools or general household items.

FIRST FLOOR / LANDING

BEDROOM ONE 12'10" x 15'3" (3.93m x 4.67m)

A spacious double bedroom positioned to the front of the property, featuring a large window allowing for plenty of natural light. The room offers ample space for bedroom furniture and benefits from wood flooring, creating a bright and comfortable environment. This is a well-proportioned principal bedroom ideal for a range of buyers.

BEDROOM TWO 15'1" x 9'6" (4.598m x 2.91m)

A well-proportioned double bedroom positioned to the rear of the property, offering a bright and comfortable space with a window allowing for plenty of natural light. The room provides ample space for bedroom furniture and presents an excellent opportunity for use as a guest room, children's bedroom or home office if required. A versatile and spacious second bedroom.

BEDROOM THREE 8'6" x 8'6" (2.61m x 2.60m)

A well-proportioned third bedroom positioned to the rear of the property, featuring a window allowing for natural light. The room would be ideal for use as a single bedroom, nursery or home office, offering flexibility to suit a variety of needs. A useful additional room that complements the overall accommodation.

BATHROOM 5'10" x 5'4" (1.78m x 1.64m)

A well-appointed bathroom fitted with a panelled bath with shower over and glass shower screen, along with a pedestal wash hand basin. The room is fully tiled and benefits from a frosted window allowing for natural light while maintaining privacy. A functional and neatly presented bathroom.

FIRST FLOOR WC 2'7" x 5'3" (0.80m x 1.62m)

A separate WC fitted with a low level WC, complemented by fully tiled walls and a frosted window allowing for natural light while maintaining privacy. A practical addition to the property, particularly suited to family living.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/glen-view-road-bly>

LOCATION

Situated in a convenient and well-established residential area of Burnley, the property is ideally positioned for access to a range of local amenities, including shops, schools and transport links. Burnley town centre is within easy reach, offering supermarkets, restaurants and leisure facilities, while the nearby M65 motorway provides excellent connectivity to surrounding towns and cities. The area also benefits from nearby parks and countryside, making it well suited for a variety of buyers.

PUBLISHING

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OUTSIDE

Externally, the property benefits from a forecourt frontage with mature hedging providing a good degree of privacy from the roadside. To the rear is a fantastic sized garden, a rare feature for properties of this type, offering a generous lawn area along with a paved patio seating space ideal for outdoor dining. The garden is well stocked with a range of established trees, shrubs and planting, creating a pleasant and private setting. There is also the added benefit of an outhouse/store, providing useful external storage.

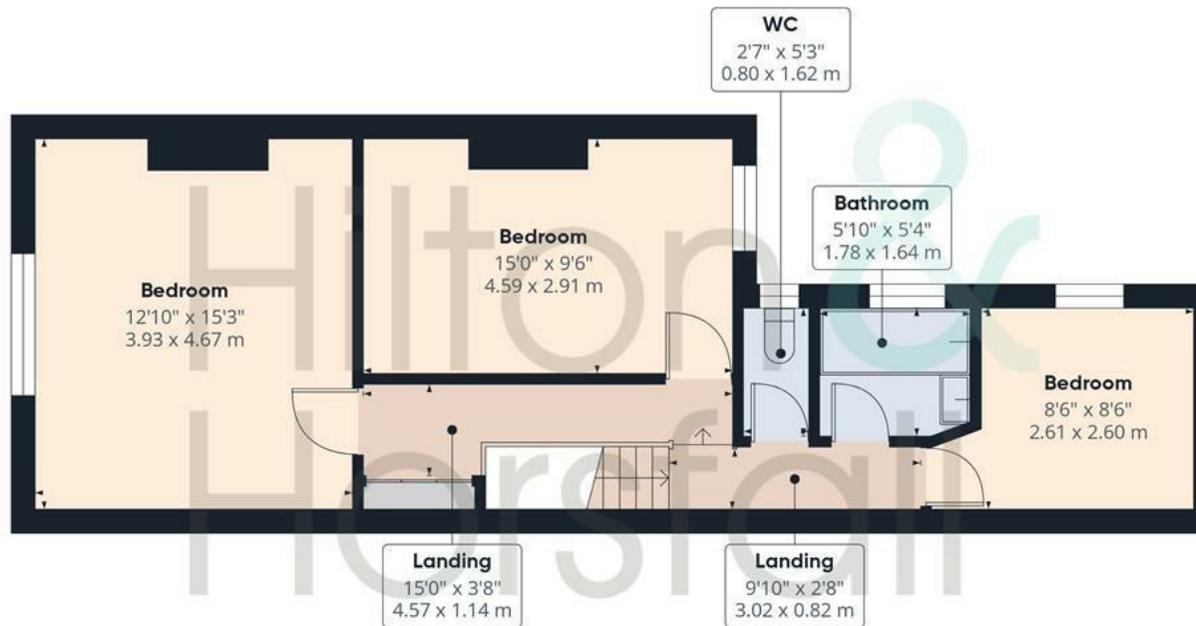




Ground Floor

Approximate total area⁽¹⁾

1151 ft²
106.9 m²



Floor 1



(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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