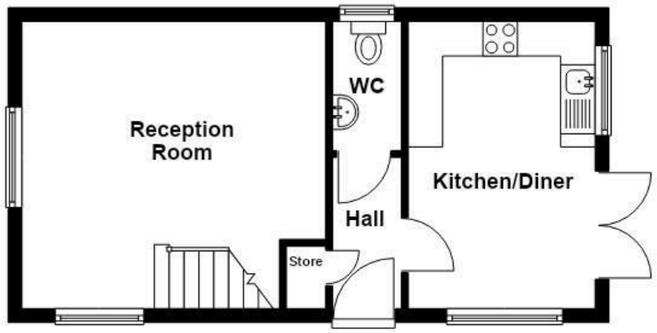
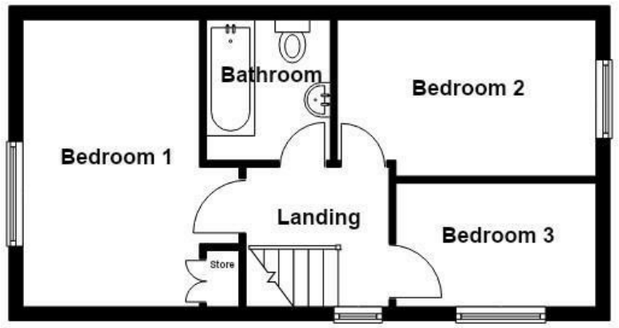
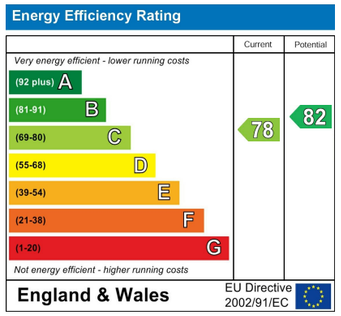
Keenans

Ground Floor



First Floor





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Hilary Grove, Burnley, BB10 1DN

£170,000

A FANTASTIC THREE BEDROOM END TERRACE PROPERTY WITH OFF ROAD PARKING

Presenting Hilary Grove, Burnley, this delightful three-bedroom end terrace house offers an excellent opportunity for both families and first-time buyers. The property boasts a spacious lounge, perfect for relaxation and entertaining, and a modern kitchen diner that is well-equipped for all your culinary needs.
The property has had brand new, quality flooring fitted throughout in 2026 (excluding the lounge), providing a fresh and contemporary finish. It also features custom-made wooden window blinds in each room, while the two main bedrooms benefit from custom-made built-in wardrobes, providing excellent storage.
Convenience is key, with a downstairs WC adding to the practicality of the home. The three generously sized bedrooms provide ample space for family living or guest accommodation, while the three-piece bathroom offers a comfortable and functional space for daily routines.
Outside, you will find a low-maintenance rear garden, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property features a car parking space to the rear, ensuring off-road parking is readily available.

This home is ready to move into, making it an attractive option for those looking to settle in a welcoming community. With its combination of space, modern amenities, quality finishes and convenient location, this property is a fantastic choice for anyone seeking a comfortable and practical living environment. Don't miss the chance to make this lovely house your new home.

Hilary Grove, Burnley, BB10 1DN

£170,000

3 1 1 C

- Fantastic Three-Bedroom End-Terraced Home
- Downstairs WC And Family Bathroom
- Rear Car Parking Space Providing Off Road Parking
- Tenure - Leasehold
- Spacious Lounge And Modern Kitchen Diner
- Low-Maintenance Rear Garden
- EPC Rating - C
- Three Generously Sized Bedrooms
- Ready To Move Into
- Council Tax Band - B

Ground Floor

Hall
7'2 x 3'6 (2.18m x 1.07m)

WC
6'10 x 3'3 (2.08m x 0.99m)

Kitchen Diner
13'8 x 8'11 (4.17m x 2.72m)

Reception Room
14'5 x 13'6 (4.39m x 4.11m)

First Floor

Landing
9'5 x 6'3 (2.87m x 1.91m)

Bedroom One
13'6 x 10'3 (4.11m x 3.12m)

Bedroom Two
12'9 x 7'9 (3.89m x 2.36m)

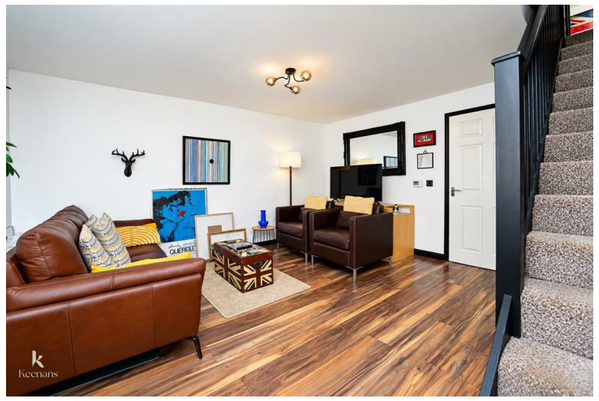
Bedroom Three
9'6 x 5'10 (2.90m x 1.78m)

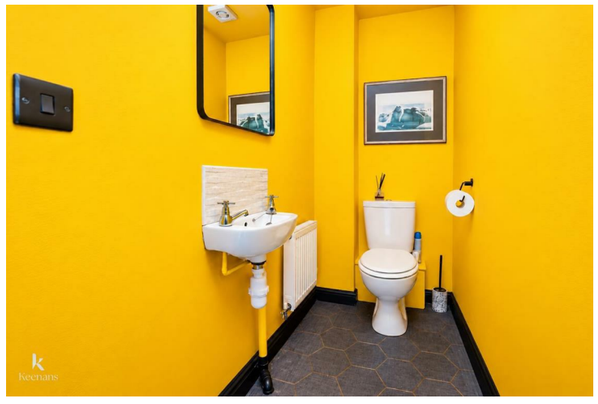
Bathroom
7'1 x 5'11 (2.16m x 1.80m)

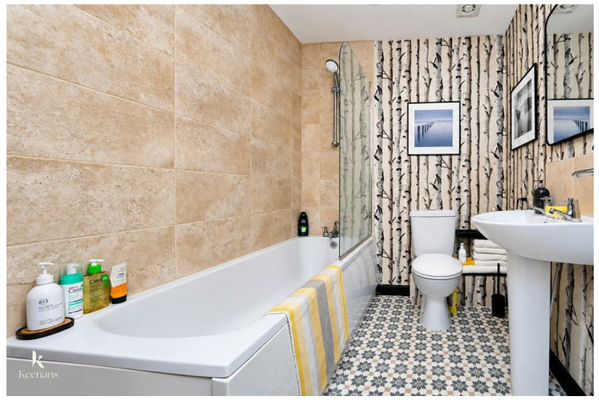
External

Front
Enclosed paved area.

Rear
Enclosed rear yard.







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