Hilton & Horsfall


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BB10 3FP

Millers Green, Worsthorne

Offers Over £375,000

• three bedroom family home • desirable Worsthorne location • superb open countryside views • spacious dining kitchen • detached garage & driveway • attractive rear garden

A beautifully presented three-bedroom family home occupying an enviable position on Millers Green in the highly desirable village of Worsthorne, with superb open countryside views forming a particularly impressive backdrop to the rear. Finished to a high standard throughout, the accommodation comprises an entrance hallway, spacious living room, generous dining kitchen with French doors opening directly onto the rear garden, separate utility room and ground floor WC. To the first floor are three bedrooms, including a well-proportioned principal bedroom with private en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from a private driveway, detached single garage and an attractive lawned rear garden with patio seating areas, perfectly positioned to make the most of the wonderful far-reaching views. Worsthorne is a popular village setting with beautiful surrounding countryside and the convenience of Worsthorne Primary School located within the village, making this an excellent proposition for families and those seeking a modern home in a semi-rural setting.

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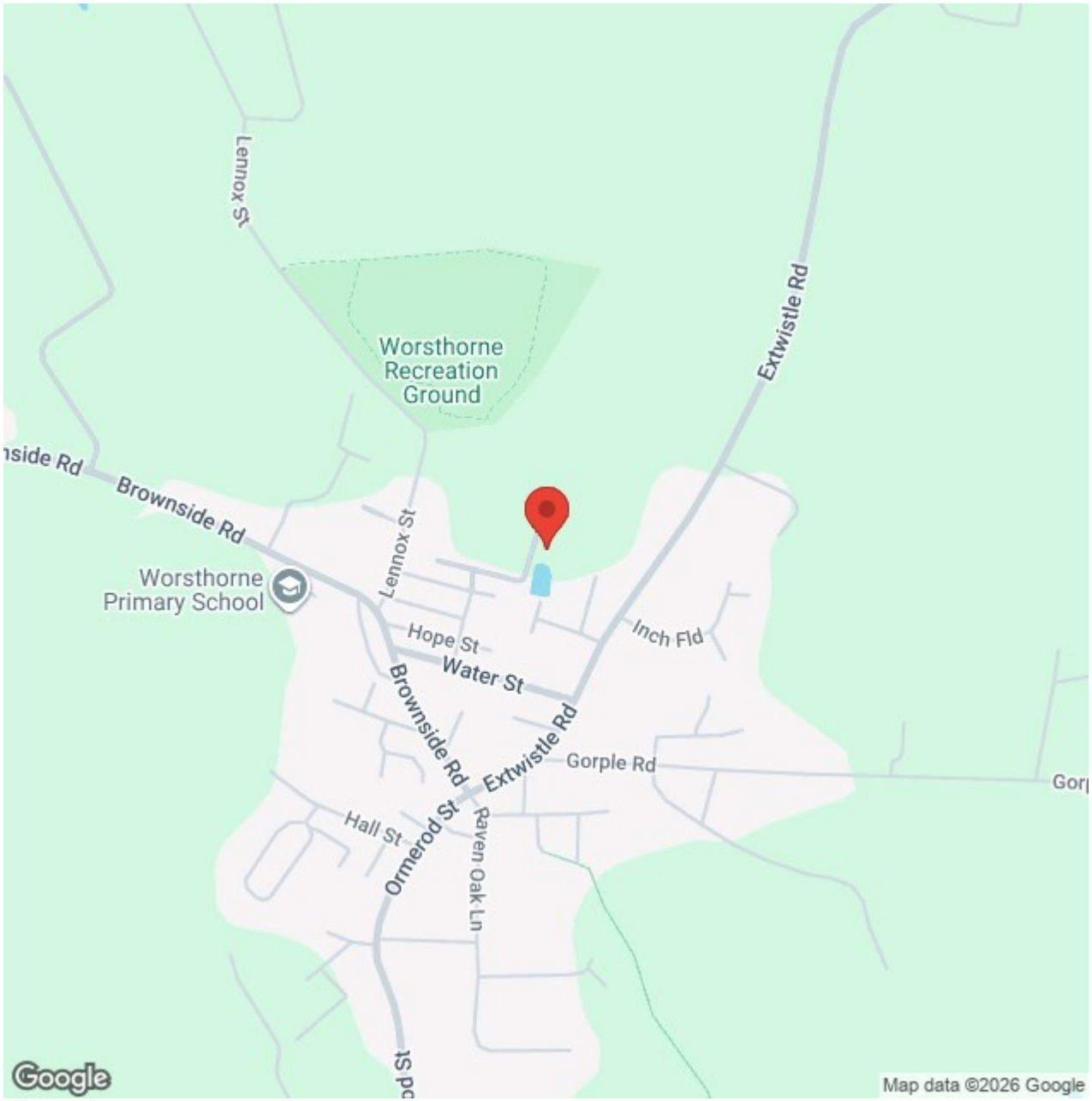
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LANCASHIRE. BB9 6DX
T: 01282 560024


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Lennox St
Worsthorne Recreation Ground
Extwistle Rd
Brownside Rd
Worsthorne Primary School
Lennox St
Hope St
Water St
Inch Fld
Brownside Rd
Extwistle Rd
Gorple Rd
Hall St
Ormerod St
Raven Oak Ln
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Queen Street Mill Museum
THURSDEN
Thompson Park
Burnley
Worsthorne
PIKE HILL
HURSTWOOD
Todmorden Rd
New Rd
Mereclough
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Lancashire

A beautifully presented three-bedroom family home occupying an enviable position on Millers Green in the highly desirable village of Worsthorne, with superb open countryside views forming a particularly impressive backdrop to the rear. Finished to a high standard throughout, the accommodation comprises an entrance hallway, spacious living room, generous dining kitchen with French doors opening directly onto the rear garden, separate utility room and ground floor WC. To the first floor are three bedrooms, including a well-proportioned principal bedroom with private en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from a private driveway, detached single garage and an attractive lawned rear garden with patio seating areas, perfectly positioned to make the most of the wonderful far-reaching views. Worsthorne is a popular village setting with beautiful surrounding countryside and the convenience of Worsthorne Primary School located within the village, making this an excellent proposition for families and those seeking a modern home in a semi-rural setting.

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 15'0" x 12'8" (4.58m x 3.87m)
A beautifully presented and generously proportioned living room positioned to the front of the property, featuring two windows which provide plenty of natural light. Offering ample space for a range of freestanding furniture, the room is finished in a tasteful neutral décor with fitted carpeting, creating a bright and comfortable main reception space.

DINING KITCHEN 13'10" x 15'8" (4.23m x 4.80m)
A superb dining kitchen positioned to the rear of the property, fitted with an attractive range of white wall and base units complemented by contrasting work surfaces, integrated cooking appliances and an inset sink positioned beneath the rear window. There is ample space for a substantial dining table and additional seating, while French doors open directly onto the rear garden and frame the impressive open countryside views beyond. Finished with tiled flooring and inset ceiling lighting, this is a bright and highly sociable space ideal for both everyday family life and entertaining.

UTILITY ROOM 6'5" x 5'7" (1.97m x 1.71m)
A useful utility room positioned off the dining kitchen, fitted with a range of matching base and wall units with contrasting work surfaces and an inset stainless steel sink with drainer. The room provides additional storage and practical workspace, with tiled flooring, a radiator and an external door providing direct access to the side of the property.

GROUND FLOOR WC 3'2" x 5'9" (0.99m x 1.76m)
A useful ground floor WC fitted with a two-piece suite comprising a low-level WC and pedestal wash basin with chrome mixer tap. Finished with attractive tiled walls, a radiator and contemporary neutral décor.

FIRST FLOOR / LANDING
A bright and well-presented first-floor landing providing access to all three bedrooms and the family bathroom. Finished with neutral décor and fitted carpeting, the landing also benefits from a window providing natural light, a radiator and access to the loft space.

BEDROOM ONE 13'0" x 8'9" (3.98m x 2.67m)
A well-proportioned principal bedroom positioned to the front of the property, offering ample space for a double bed and additional freestanding furniture. Finished in a light neutral décor with fitted carpeting, the room benefits from a front-facing window providing plenty of natural light and also enjoys direct access to a private en-suite shower room.

ENSUITE SHOWER ROOM 3'7" x 8'1" (1.11m x 2.47m)
A modern en-suite shower room fitted with a three-piece suite comprising a glazed shower enclosure with wall-mounted shower, pedestal wash basin and low-level WC. Finished with contemporary grey tiling to the shower area and splashback, tiled flooring and a bright neutral décor.

BEDROOM TWO 11'10" x 8'8" (3.63m x 2.65m)
A spacious second double bedroom positioned to the rear of the property, enjoying an attractive outlook over the surrounding countryside. The room is well presented with neutral décor and fitted carpeting, while a rear-facing window provides plenty of natural light and enhances the pleasant open aspect.

BEDROOM THREE 8'2" x 6'9" (2.50m x 2.08m)
A well-presented third bedroom, ideal for use as a single bedroom, nursery or home office. Finished in a light neutral décor with fitted carpeting, the room benefits from a window providing plenty of natural light and a radiator.

BATHROOM 5'6" x 6'9" (1.69m x 2.06m)
A contemporary family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and low-level WC. Finished with attractive neutral wall and floor tiling, the room also benefits from a rear-facing window and inset ceiling lighting, creating a bright and modern space.

DETACHED GARAGE 19'8" x 9'8" (6.01m x 2.97m)
A detached single garage measuring approximately 19'8" x 9'8", positioned alongside the property and approached via the private driveway. Providing useful secure parking and excellent additional storage space, the garage is accessed via an up-and-over door to the front.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/millersgreen-worsthorne

LOCATION
Nestled within the highly sought-after village of Worsthorne, the property enjoys an attractive semi-rural setting surrounded by beautiful Lancashire countryside. The village offers a welcoming community atmosphere with local amenities and Worsthorne Primary School close by, while an excellent network of footpaths and countryside walks is easily accessible. Burnley town centre is only a short drive away, providing a wider range of shops, supermarkets, leisure facilities and transport connections. The location is particularly well suited to families, commuters and those looking to enjoy village life without being too far removed from everyday conveniences.

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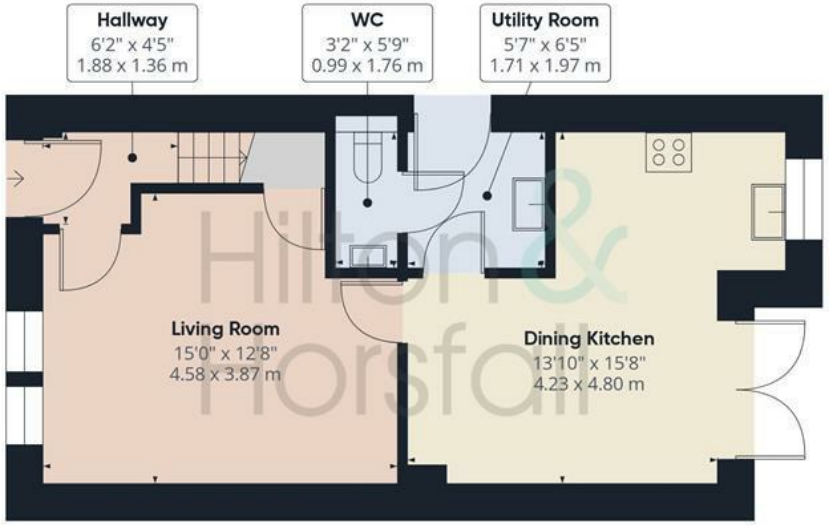

You are my
SUNSHINE
my only
SUNSHINE
You make me
HAPPY
when skies are
GREY
You'll never know
dear how much
I LOVE YOU
Please don't take
my sunshine
AWAY
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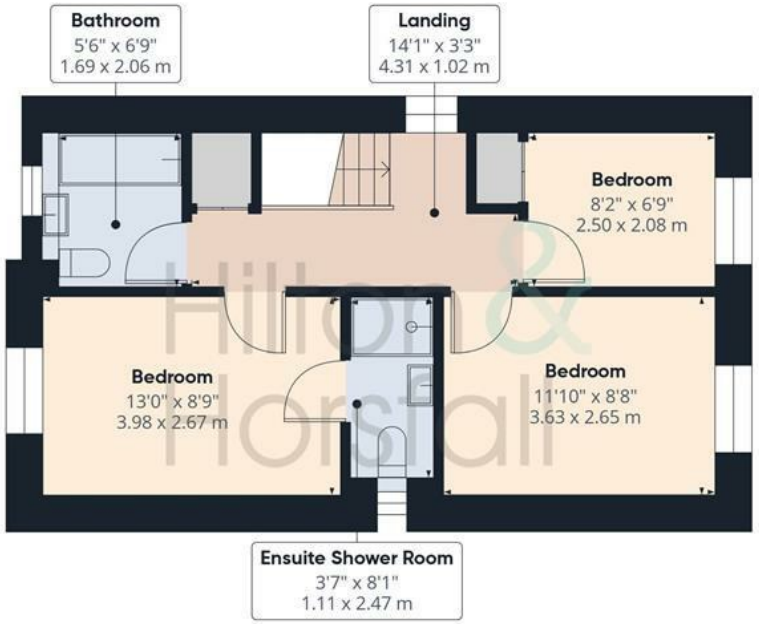
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OUTSIDE

Externally, the property occupies an attractive position with a block-paved driveway providing off-road parking and access to the detached single garage. To the rear is a well-maintained garden laid mainly to lawn with paved patio seating areas, providing an excellent space for outdoor dining and entertaining. A particular highlight is the superb open aspect beyond the garden, with far-reaching views across the surrounding countryside creating a wonderful sense of space and privacy.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1092 ft²

101.4 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.





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