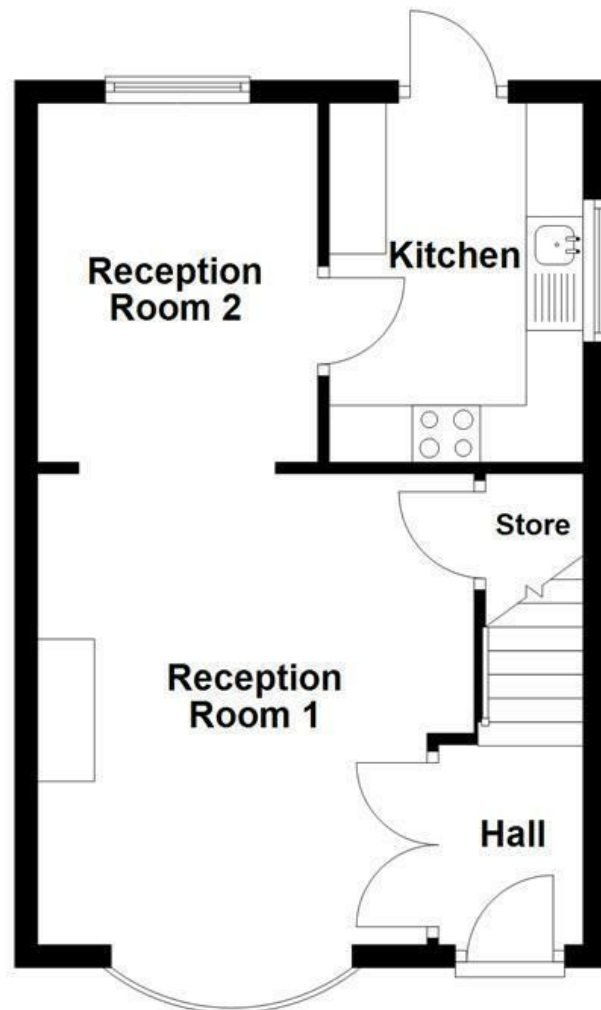
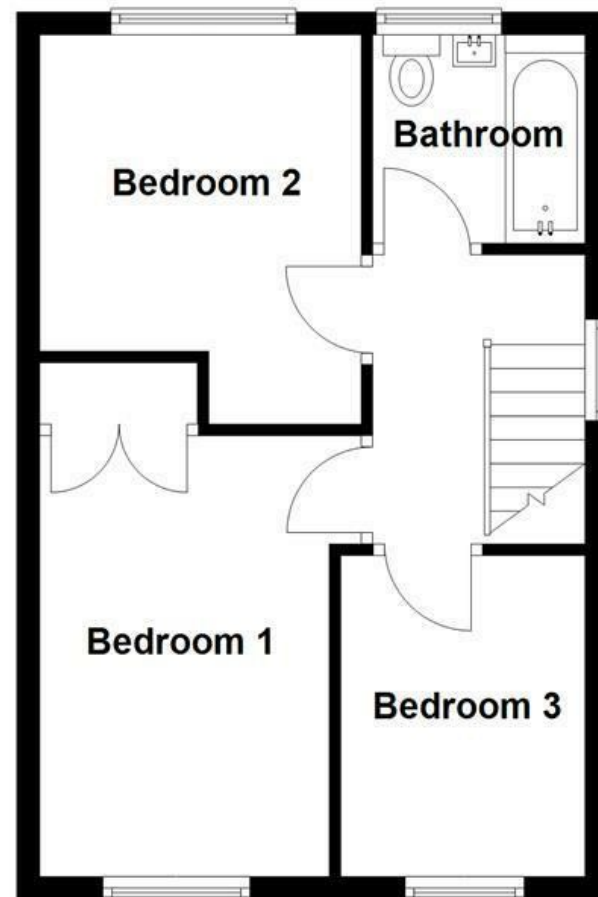


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>67</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Hillingdon Road, Burnley, BB10 2EG

### Offers Over £210,000

#### THE PERFECT FAMILY HOME

Nestled on Hillingdon Road in the charming town of Burnley, this beautifully presented detached house offers a perfect blend of modern living and comfort, making it an ideal choice for a small family. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you are greeted by two inviting reception rooms that are perfect for entertaining guests or enjoying family time. The contemporary aesthetic throughout the home creates a warm and welcoming atmosphere, complemented by a modern kitchen that is both functional and stylish.

One of the standout features of this property is the low maintenance rear garden, which provides a serene outdoor space for leisure and play. Additionally, the converted garage offers versatility, serving as a home gym or office, catering to the needs of today's lifestyle.

Situated in a popular area of Burnley, this home enjoys excellent access to nearby schools and amenities, making it a convenient choice for families. With its thoughtful design and prime location, this property is not to be missed. Whether you are looking to settle down or invest, this house on Hillingdon Road presents a wonderful opportunity for comfortable living in a vibrant community.

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# Hillingdon Road, Burnley, BB10 2EG

## Offers Over £210,000

 3  1  2  D

- Exquisite Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Low Maintenance Rear Garden with External Gym/Office
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

5'9 x 4'2 (1.75m x 1.27m )

Composite double glazed front door, central heating radiator, wood effect flooring, double doors to reception room one and stairs to first floor.

#### Reception Room One

13'7 x 12'7 (4.14m x 3.84m)

UPVC double glazed bow window, central heating radiator, electric fire, television point and open to reception room two.

#### Reception Room Two

10'4 x 8'1 (3.15m x 2.46m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to kitchen.

#### Kitchen

10'3 x 6'11 (3.12m x 2.11m)

UPVC double glazed window, range of panelled wall and base units with hardwood work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, spotlights, tiled flooring and composite double glazed frosted door to rear.

### First Floor

#### Landing

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'9 x 9'1 (3.89m x 2.77m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Two

9'3 x 9'1 (2.82m x 2.77m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'3 x 6'9 (2.82m x 2.06m)

UPVC double glazed window, central heating radiator and over stairs storage.

#### Bathroom

6'1 x 6'0 (1.85m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, tiled elevations and wood effect flooring.

### External

#### Rear

Enclosed garden with artificial lawn, paving and access to external gym/office.



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