



Hilton &
Horsfall

BB8 7NT

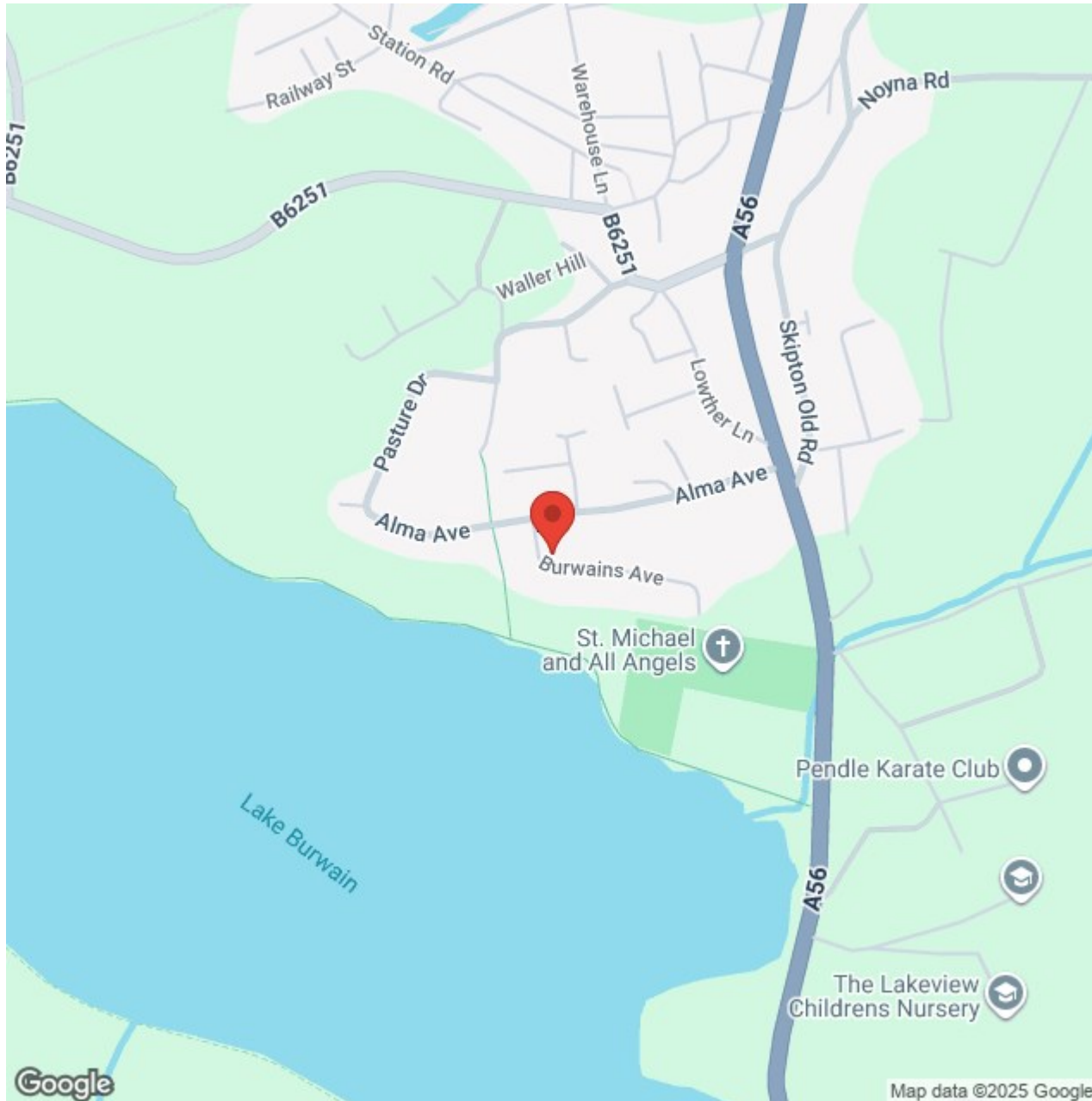
Burwains Avenue, Foulridge

Offers In The Region Of £199,950

- Semi detached • Garden • Off road parking • Garage • Sough after area • Two bedrooms

Nestled in the sought-after village of Foulridge, this well-presented property offers spacious and versatile living ideal for families or professionals alike. Upon entering, you are welcomed into a bright entrance hallway leading to a generously sized family living room, perfect for relaxing or entertaining. The kitchen provides ample workspace and storage, while the integral garage adds valuable convenience and additional utility space. To the first floor, the home boasts two spacious double bedrooms, a versatile box room ideal for storage, a home office, or nursery, and a contemporary three-piece bathroom. Externally, the property benefits from a tarmac driveway to the front, providing off-road parking, while the rear garden has been thoughtfully landscaped with low-maintenance artificial grass and decorative pebbles—perfect for outdoor enjoyment year-round. Located in a quiet residential area with easy access to local amenities, schools, and countryside walks, this home offers the perfect blend of comfort, practicality, and location.







Lancashire

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ENTRANCE

With a uPVC double glazed door leading to.

HALLWAY

With 1x radiator and an open balustrade staircase leading to the first floor / landing.

LIVING ROOM 9'10", 150'11" x 18'11" (3,46 x 5.79)

A family sized living room with a uPVC bay window to the front elevation, 1x radiator, gas fire set within a feature fire place, coving and a uPVC double glazed window to the rear elevation.

KITCHEN 6'9" x 10'6" (2.07 x 3.22)

With a stainless steel sink with hot and cold taps, a range of base units, wood effect flooring and a uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

With a frosted uPVC double glazed window to the side elevation and access to the loft.

BEDROOM ONE 12'7" x 8'6" (3.86 x 2.60)

A bedroom of double proportion with 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 10'2" x 8'3" (3.10 x 2.53)

Another bedroom of double proportion with fitted wardrobes and a uPVC double glazed window to the rear elevation.

BOX ROOM / STORAGE 5'8" x 3'0" (1.74 x 0.93)

With a uPVC double glazed window to the front elevation.

BATHROOM 6'8" x 5'6" (2.04 x 1.68)

A three piece suite with a paneled bath and shower over, pedestal sink with chrome mixer tap, push button w.c and a frosted uPVC double glazed window to the rear elevation.

GARAGE 8'1" x 18'6" (2.48 x 5.65)

An integral garage with power and lighting and a manual up and over door.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/burwains-avenue/>

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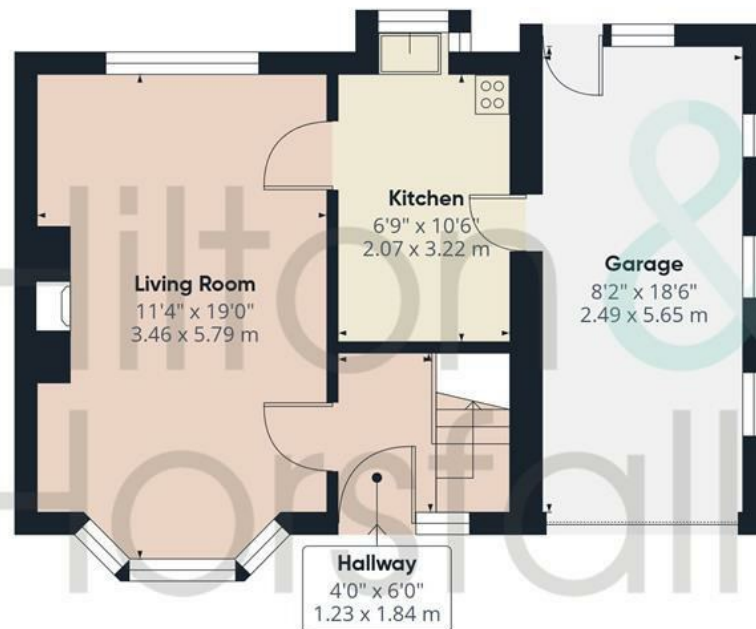


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OUTSIDE

Externally, the property benefits from a tarmac driveway to the front, providing off-road parking, while the rear garden has been thoughtfully landscaped with low-maintenance artificial grass and decorative pebbles—perfect for outdoor enjoyment year-round.





Ground Floor

Approximate total area⁽¹⁾

778 ft²

72.2 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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