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Castlerigg Drive, Burnley
£775 Per Month

• Solar Panels & Eco Electric Heating • Car Parking Facilities • Quiet & Established Residential Neighbourhood • Double Bedroom • Conservatory Overlooking The Garden • Open-Plan Kitchen & Living Area • Brand-New Eco Electric Heating System

FANTASTIC OPPORTUNITY! Hilton & Horsfall are delighted to present this attractive one-bedroom home, available to let unfurnished and occupying an end position within a mews of four properties on Castlerigg Drive, Burnley. Situated in a quiet, established residential neighbourhood, the property offers an appealing opportunity for those seeking a peaceful setting whilst remaining conveniently positioned for local amenities. Benefiting from a brand-new eco electric heating system, solar panels, a conservatory, private garden and car parking facilities, this well-presented home has plenty to offer. The accommodation opens into a small entrance area with useful built-in storage, leading through to an inviting open-plan kitchen and living space. The kitchen features white fitted units, contrasting work surfaces and a breakfast bar-style partition, whilst the living area provides space for lounge and dining furniture. An attractive open staircase leads to the first floor, and sliding patio doors open into the conservatory. This bright and versatile additional reception space enjoys windows to three sides and French doors leading directly onto the garden. Upstairs, the double bedroom benefits from windows to two elevations, fitted carpeting, recessed ceiling spotlights and built-in wardrobes. The bathroom is fitted with a three-piece white suite, including a bath with overhead shower, wash basin, WC and heated towel rail. Externally, the property enjoys a private garden with a lawn, paved seating areas and established conifer hedging providing additional screening. As advised by the landlord, the garden benefits from sunshine throughout the day, making it a particularly appealing outdoor space for relaxing and enjoying warmer weather. Combining manageable accommodation with a peaceful residential setting, modern electric heating and useful outdoor space, this is a fantastic rental opportunity.

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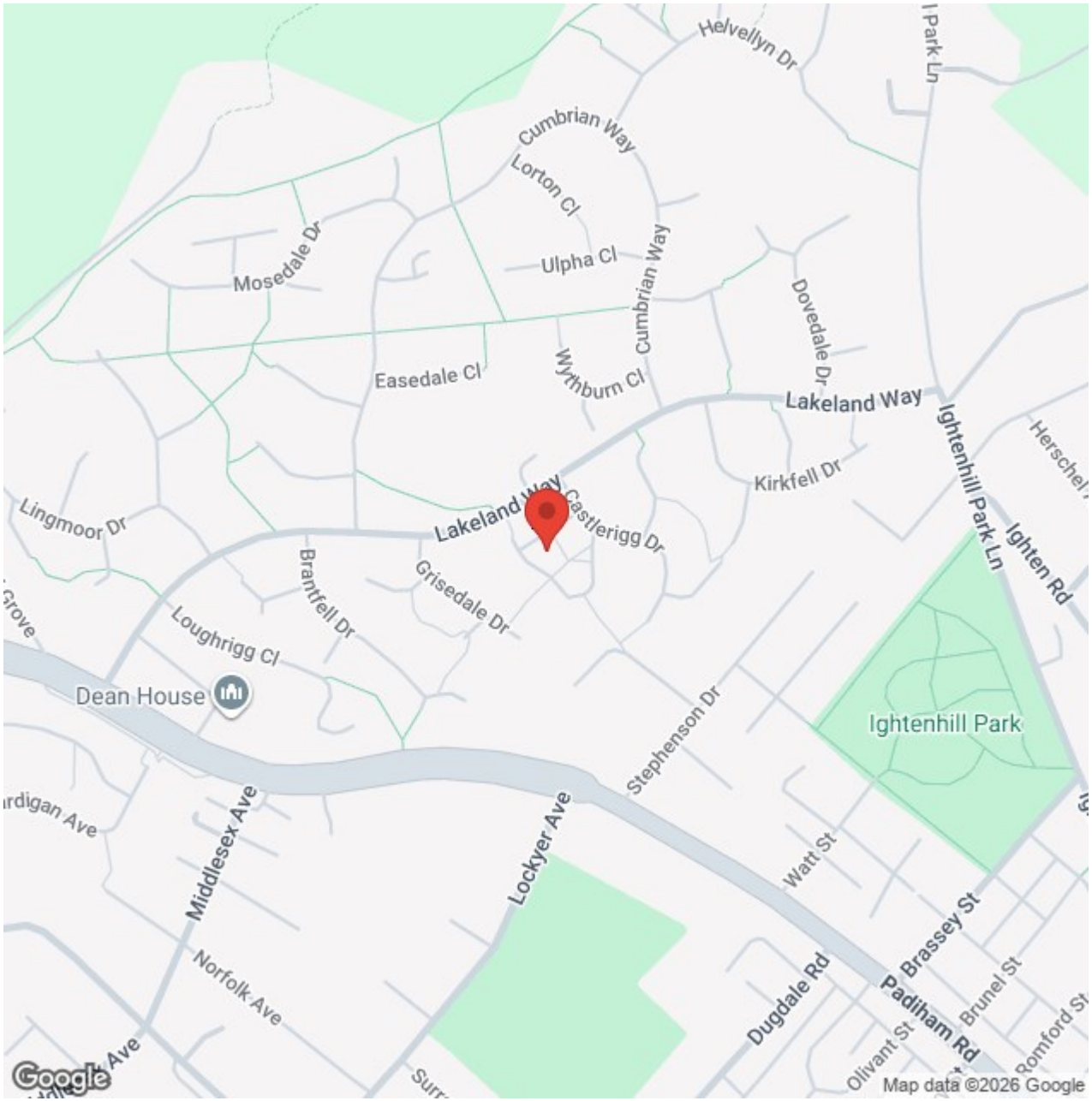
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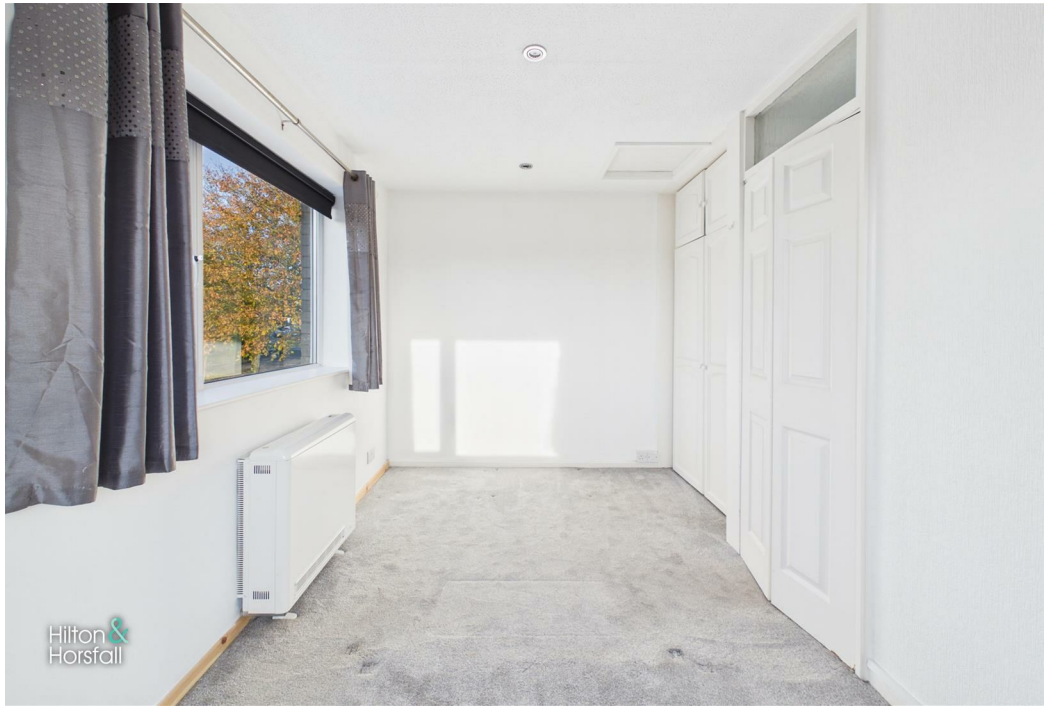

Helvellyn Dr
Cumbrian Way
Lorton Cl
Mosedale Dr
Ulpha Cl
Cumbrian Way
Dovedale Dr
Easedale Cl
Wythburn Cl
Lakeland Way
Ighten Rd
Kirkfell Dr
Lingmoor Dr
Lakeland Way
Castlerigg Dr
Brantfell Dr
Grisedale Dr
Loughrigg Cl
Dean House
Stephenson Dr
Ightenhill Park
Middlesex Ave
Lockyer Ave
Watt St
Norfolk Ave
Brassey St
Dugdale Rd
Padiham Rd
Brunel St
Olivant St
Romford St
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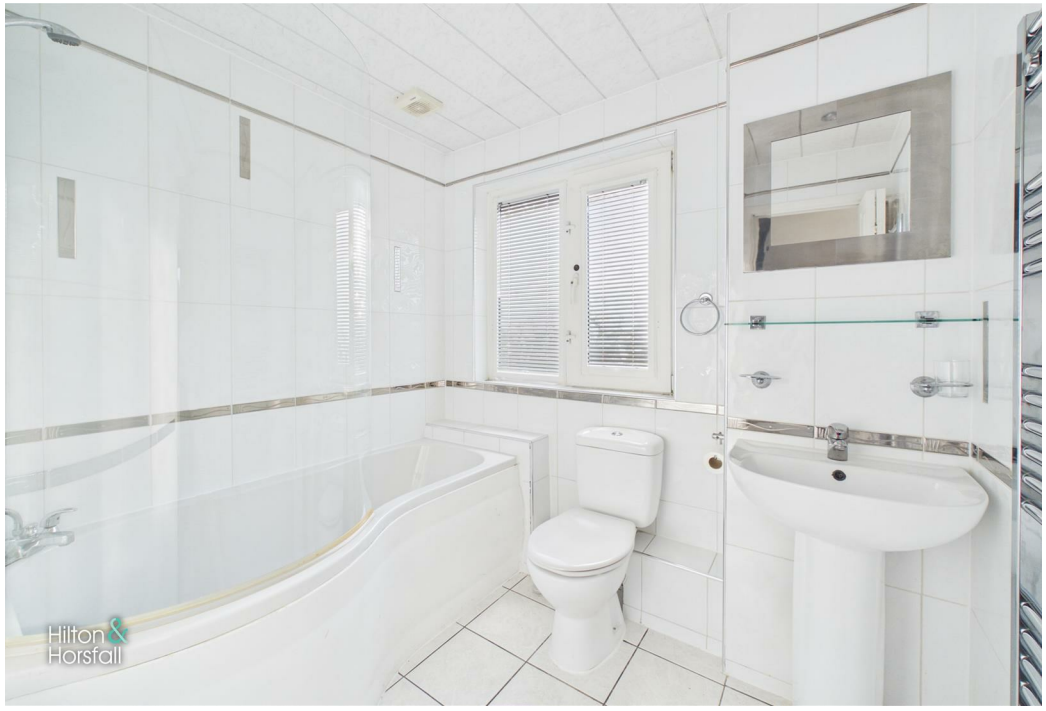

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Higham
M65
National Trust -
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M65
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ROSE HILL
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Lancashire

FANTASTIC OPPORTUNITY! Hilton & Horsfall are delighted to present this attractive one-bedroom home, available to let unfurnished and occupying an end position within a mews of four properties on Castlerigg Drive, Burnley. Situated in a quiet, established residential neighbourhood, the property offers an appealing opportunity for those seeking a peaceful setting whilst remaining conveniently positioned for local amenities. Benefiting from a brand-new eco electric heating system, solar panels, a conservatory, private garden and car parking facilities, this well-presented home has plenty to offer. The accommodation opens into a small entrance area with useful built-in storage, leading through to an inviting open-plan kitchen and living space. The kitchen features white fitted units, contrasting work surfaces and a breakfast bar-style partition, whilst the living area provides space for lounge and dining furniture. An attractive open staircase leads to the first floor, and sliding patio doors open into the conservatory. This bright and versatile additional reception space enjoys windows to three sides and French doors leading directly onto the garden. Upstairs, the double bedroom benefits from windows to two elevations, fitted carpeting, recessed ceiling spotlights and built-in wardrobes. The bathroom is fitted with a three-piece white suite, including a bath with overhead shower, wash basin, WC and heated towel rail. Externally, the property enjoys a private garden with a lawn, paved seating areas and established conifer hedging providing additional screening. As advised by the landlord, the garden benefits from sunshine throughout the day, making it a particularly appealing outdoor space for relaxing and enjoying warmer weather. Combining manageable accommodation with a peaceful residential setting, modern electric heating and useful outdoor space, this is a fantastic rental opportunity.

GROUND FLOOR

ENTRANCE PORCH 2'11" x 2'10" (0.89m x 0.87m)
Entrance area providing access into the kitchen/living area, with a useful built-in storage cupboard.

KITCHEN / LIVING AREA 15'3" x 13'5" (4.67m x 4.09m)
An open-plan kitchen and living area offering space for both lounge and dining furniture, with wood-effect flooring, recessed ceiling spotlights and electric heating. The kitchen is fitted with a range of white wall and base units, contrasting work surfaces, tiled splashbacks and a breakfast bar-style partition separating it from the living space. A distinctive open staircase with timber treads and decorative metal balustrade leads to the first floor, whilst sliding patio doors provide access into the conservatory. A window to the front provides additional natural light.

CONSERVATORY 7'10" x 12'0" (2.41m x 3.66m)
A light and airy conservatory providing additional living space, ideal for use as a sitting area or dining room. Featuring wood-effect flooring, an electric heater, a pitched roof and windows to three sides fitted with vertical blinds. Double French doors open directly onto the garden, providing a pleasant connection between the indoor and outdoor spaces.

FIRST FLOOR / LANDING
A compact first-floor landing providing access to the bedroom and bathroom.

BEDROOM 7'4" x 13'3" (2.26m x 4.05m)
A well-presented double bedroom benefiting from windows to two elevations, allowing plenty of natural light into the room. Featuring fitted carpeting, recessed ceiling spotlights, an eco electric heater and a range of built-in wardrobes providing useful storage space. The windows are fitted with roller blinds and curtains, whilst the neutral décor creates a bright and welcoming space.

BATHROOM 7'5" x 6'0" (2.28m x 1.85m)
A well-presented bathroom fitted with a three-piece white suite comprising a panelled bath with overhead shower and curved glass shower screen, a pedestal wash basin and a low-level WC. Featuring fully tiled walls with decorative border detailing, tiled flooring, a chrome heated towel rail and a wall-mounted mirror with glass shelving. A frosted window provides natural light and privacy, whilst recessed ceiling lighting completes the room.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/castleriggdriveburnley

LOCATION
Situated on Castlerigg Drive in an established residential neighbourhood of Burnley, this property offers an appealing setting for those seeking a quieter pace of life without sacrificing everyday convenience. The surrounding residential area provides a pleasant environment, whilst nearby Padiham Road offers access to shops, local services and public transport connections. Burnley town centre is within easy reach, offering a wider range of shopping, supermarkets, restaurants and leisure facilities. Ightenhill Park provides additional opportunities for outdoor recreation, whilst the wider road network offers convenient connections to neighbouring towns and the M65 motorway. Combining a peaceful residential setting with access to everyday amenities, the location is particularly appealing for those looking for a manageable home in an established neighbourhood.

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These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer, tenancy agreement or contract. They have been prepared from information supplied by the landlord and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the landlord. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information and tenancy information supplied for the property. Prospective tenants should satisfy themselves, before entering into a tenancy, as to any matter important to their decision, including the accommodation, condition, furnishings, parking, services, restrictions and other relevant terms. Items shown in photographs, floorplans or described in the particulars should not be assumed to be provided with the tenancy unless confirmed in writing. Rent, deposit, availability, furnishing status and other tenancy terms remain subject to confirmation and to the terms of the tenancy agreement. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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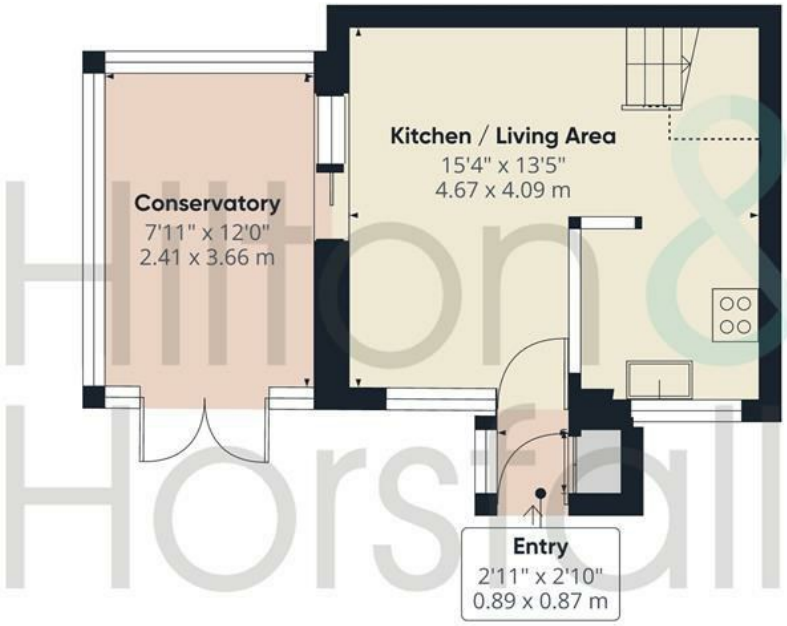

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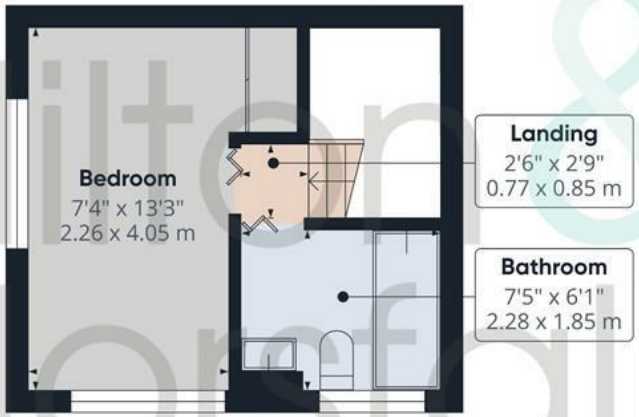
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OUTSIDE

Externally, the property occupies an end position within a small block of four houses, enjoying a private garden which offers a pleasant outdoor retreat. Incorporating a lawn and paved seating areas, the garden is bordered by established conifer hedging providing a good degree of screening. The landlord advises that the garden benefits from sunshine throughout the day, making it an appealing space for outdoor dining, relaxing or simply enjoying the warmer months. French doors from the conservatory provide direct access outside, creating a lovely connection between the indoor and outdoor living spaces. A timber garden shed is also situated within the grounds, whilst car parking facilities serve the development. Solar panels are fitted to the roof, complementing the property's brand-new eco electric heating system.



Ground Floor



Floor 1

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Approximate total area(1)

479 ft²

44.5 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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