



Hilton &
Horsfall

BB11 2QN

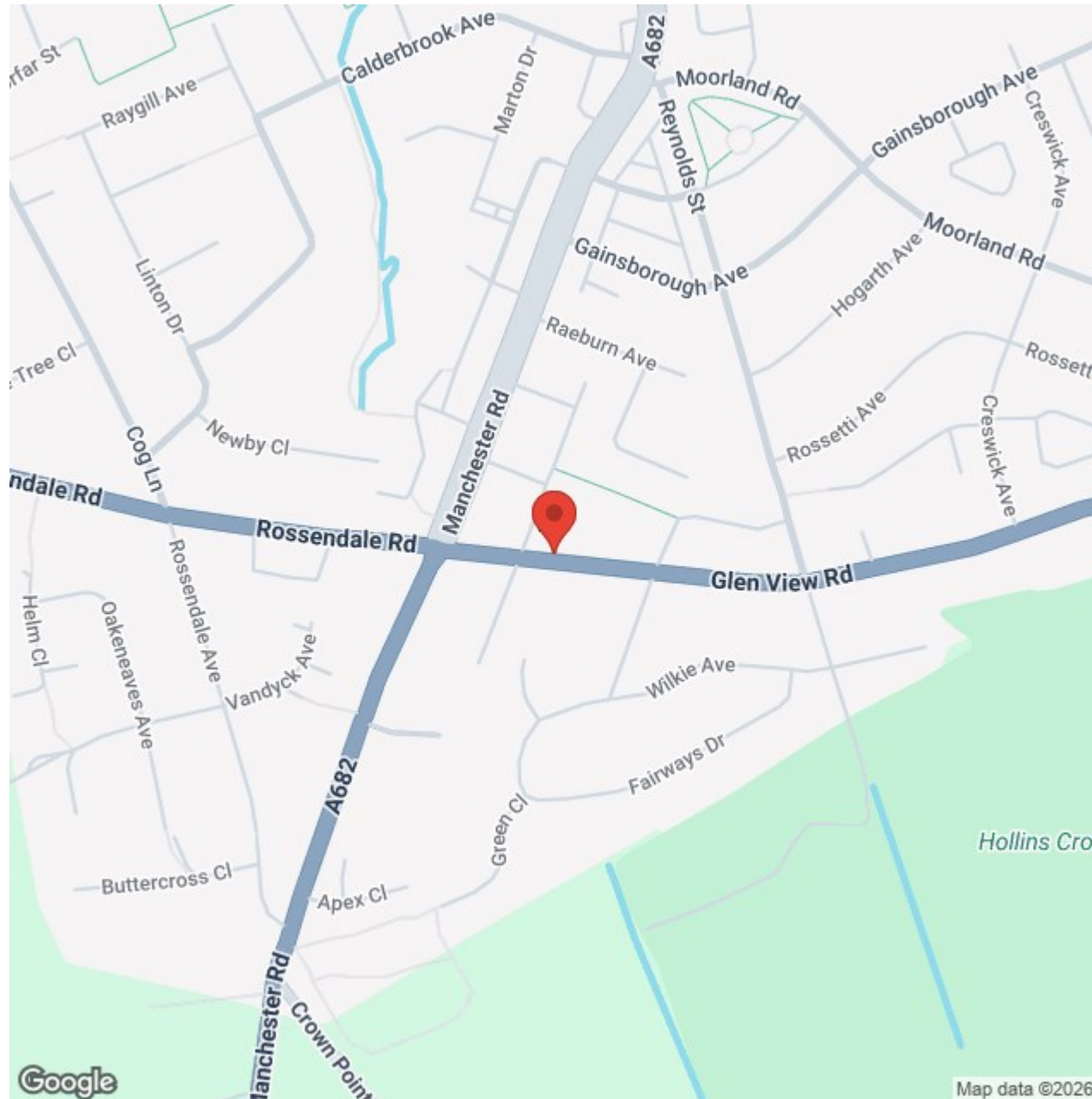
Glen View Road, Burnley

£300,000

- Beautifully refurbished three-bedroom semi-detached home
- Two spacious reception rooms plus modern kitchen
- Stunning bathroom with freestanding bath and walk-in shower
- Large rear garden with patio
- Driveway providing off-road parking
- Sought-after location close to amenities and Towneley Park

Beautifully refurbished by the current owners, this impressive three-bedroom semi-detached home offers a stylish blend of period character and modern comfort throughout. The property features two spacious reception rooms, each with its own distinctive feel, along with a stunning kitchen, practical utility room, pantry and a unique ground floor WC. Thoughtful upgrades, contemporary décor and high-quality finishes create a warm, inviting home perfect for family living. Upstairs, the property continues to impress with three well-proportioned bedrooms, a luxury bathroom with freestanding bath and walk-in shower, a separate WC and a bright landing. Externally, the home enjoys a superbly long rear garden with a large patio area ideal for entertaining, plus a driveway to the front providing off-road parking. A wonderful opportunity to purchase a turn-key family home in a sought-after Burnley location.







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GROUND FLOOR

ENTRANCE VESTIBULE

RECEPTION HALLWAY

A bright and welcoming hallway featuring stylish patterned floor tiles, crisp white panelling and a turning staircase leading to the first floor. This spacious entrance area offers a great first impression of the home, with natural light from the side window and useful storage space beneath the stairs, creating a practical and attractive approach to the ground floor accommodation.

LIVING ROOM 14'0" x 13'8" (4.28m x 4.17m)

A beautifully presented and generously sized reception room featuring a large bay window that floods the space with natural light and provides a pleasant outlook over the front. Stylish décor, detailed coving and a striking feature fireplace with log-burning stove create a warm, inviting atmosphere, while the versatile layout easily accommodates family seating and furnishings. A standout room for relaxing or entertaining.

SITTING ROOM 14'3" x 12'5" (4.36m x 3.79m)

A stylish and inviting second reception space, open plan to the kitchen and perfect for modern family living. This beautifully finished room features a cosy log-burning stove set within an exposed brick fireplace, herringbone flooring, and decorative alcoves that add real character. Large windows and French doors provide excellent natural light and open directly onto the rear patio and garden, creating a seamless indoor-outdoor flow ideal for dining, entertaining, or relaxing.

BREAKFAST KITCHEN 16'4" x 9'0" (4.99m x 2.76m)

A beautifully designed kitchen featuring modern shaker-style units, quality worktops and herringbone flooring, all enhanced by superb natural light from twin Velux roof windows and rear-facing windows. The layout offers excellent workspace and storage, with a range-style cooker, open shelving and contemporary tiling adding to the stylish finish. From here, there is access to the pantry, utility room and a ground floor WC, creating a highly practical and well-organised hub of the home.

PANTRY 3'1" x 8'9" (0.94m x 2.67m)

A useful under-stairs pantry, accessed directly from the kitchen, offering convenient additional storage for everyday essentials. Ideal for dry goods, small appliances or household items, it provides a practical and discreet space that helps keep the kitchen organised and clutter-free.

UTILITY ROOM 5'10" x 8'0" (1.78m x 2.44m)

A well-designed utility room featuring matching cabinetry and worktops to the

kitchen, providing excellent additional storage and workspace. With plumbing for laundry appliances, a stainless-steel sink and a rear-facing window bringing in natural light, this practical space helps keep household tasks neatly separated from the main living areas.

GROUND FLOOR WC 3'1" x 4'7" (0.95m x 1.41m)

A beautifully styled ground floor WC featuring bold patterned décor, rich metro tiling and a traditional high-level cistern, creating a real statement space. Finished with a period-style washbasin and chrome fittings, this distinctive cloakroom adds both practicality and character to the home.

FIRST FLOOR / LANDING

A bright and airy first-floor landing featuring neutral décor, a large window drawing in natural light, and access to all first-floor rooms. The space feels open and welcoming, with a balustrade overlooking the staircase and room for additional furniture, creating a pleasant transition between the bedrooms and bathroom.

BEDROOM ONE 13'10" x 15'10" (4.23m x 4.85m)

A spacious and beautifully presented primary bedroom featuring a large bay window that provides an attractive outlook and fills the room with natural light. The generous floor area easily accommodates a range of furnishings, while the modern décor, recessed lighting and dark wood flooring create a calm and elegant atmosphere. A superb main bedroom with a bright, airy feel.

BEDROOM TWO 12'0" x 12'6" (3.67m x 3.83m)

A generous double bedroom with dual windows that provide lovely natural light and views across the rear. The room offers excellent floor space for bedroom furniture and includes built-in storage cupboards for added practicality. Finished in modern décor with a bright, welcoming feel, it makes an ideal children's room, guest bedroom or spacious second double.

BEDROOM THREE 8'7" x 10'5" (2.62m x 3.20m)

A well-proportioned third bedroom with a bright, modern finish and a pleasant outlook from the rear-facing window. The room comfortably accommodates a double bed and additional furnishings, with contemporary décor and feature wallpaper adding personality and warmth. A versatile space ideal as a guest room, home office or children's bedroom.

BATHROOM 9'9" x 7'3" (2.98m x 2.22m)

A stunning, beautifully refurbished bathroom featuring a freestanding roll-top bath with statement brass fittings, a spacious walk-in shower with crittall-style glazing and rich green metro tiling. The room combines period charm with modern luxury, complemented by a stylish vanity unit and patterned floor tiles. A door leads through to a large storage area, offering excellent additional space for linens and household essentials.

FIRST FLOOR WC 6'0" x 2'8" (1.84m x 0.82m)

A bold and characterful WC featuring vibrant statement wallpaper, deep green metro tiling and patterned flooring. The room benefits from a rear-facing window for natural light and ventilation, and its distinctive design adds a playful, stylish touch to the first-floor layout.

LOCATION

Situated in a popular and well-established residential area of Burnley, Glen View Road offers convenient access to a range of local amenities, schools and transport links. The property is within easy reach of Towneley Park, local shops and supermarkets, as well as Burnley town centre for additional

facilities. Nearby bus and road connections provide straightforward travel across Burnley and towards neighbouring towns, making this an ideal setting for families and commuters alike.

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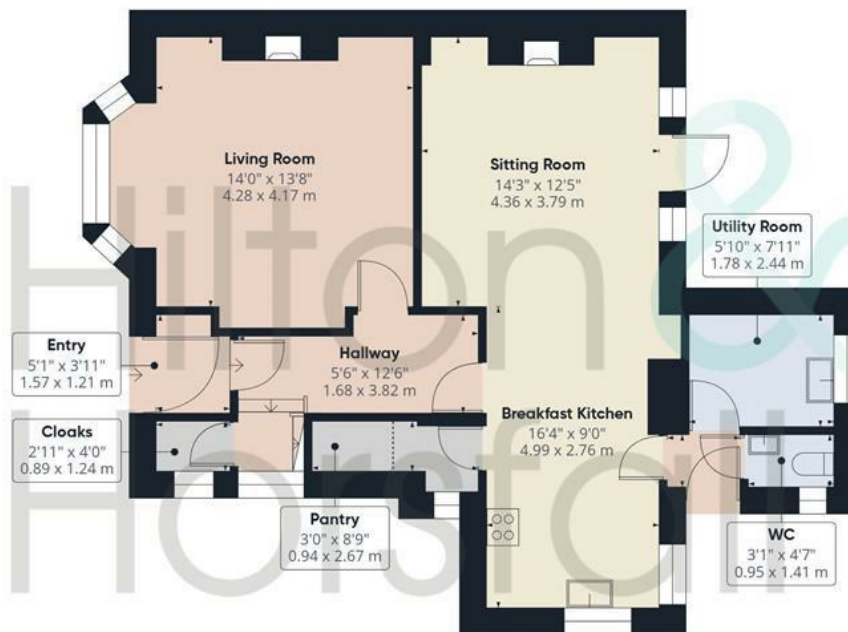




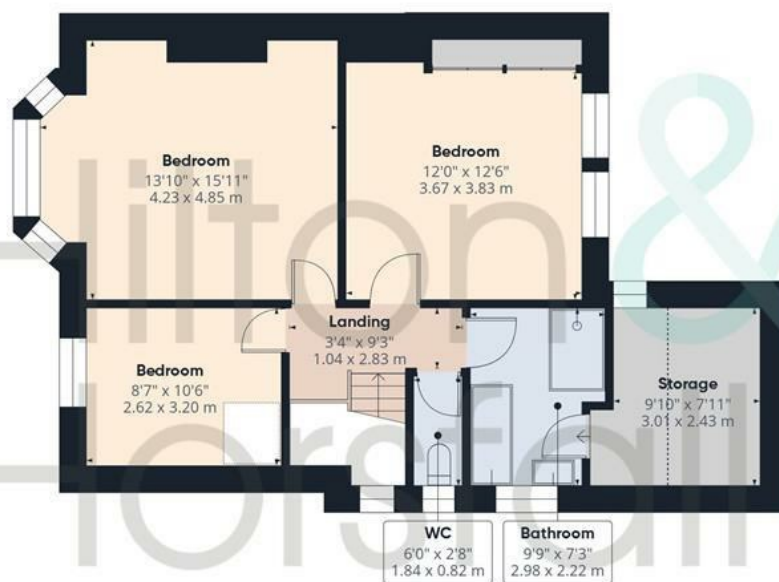
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OUTSIDE

The property enjoys an impressive and exceptionally long rear garden, mainly laid to lawn and bordered by timber fencing for privacy. A spacious stone patio sits directly outside the sitting room and kitchen, providing a superb area for outdoor dining and entertaining. Mature trees and planting add character, with plenty of room for children's play equipment or further landscaping. To the front, the property benefits from a smart driveway offering convenient off-road parking and easy access to the main entrance.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1401 ft²

130.1 m²

Reduced headroom

60 ft²

5.6 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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