



Hilton &
Horsfall

BB10 3FP

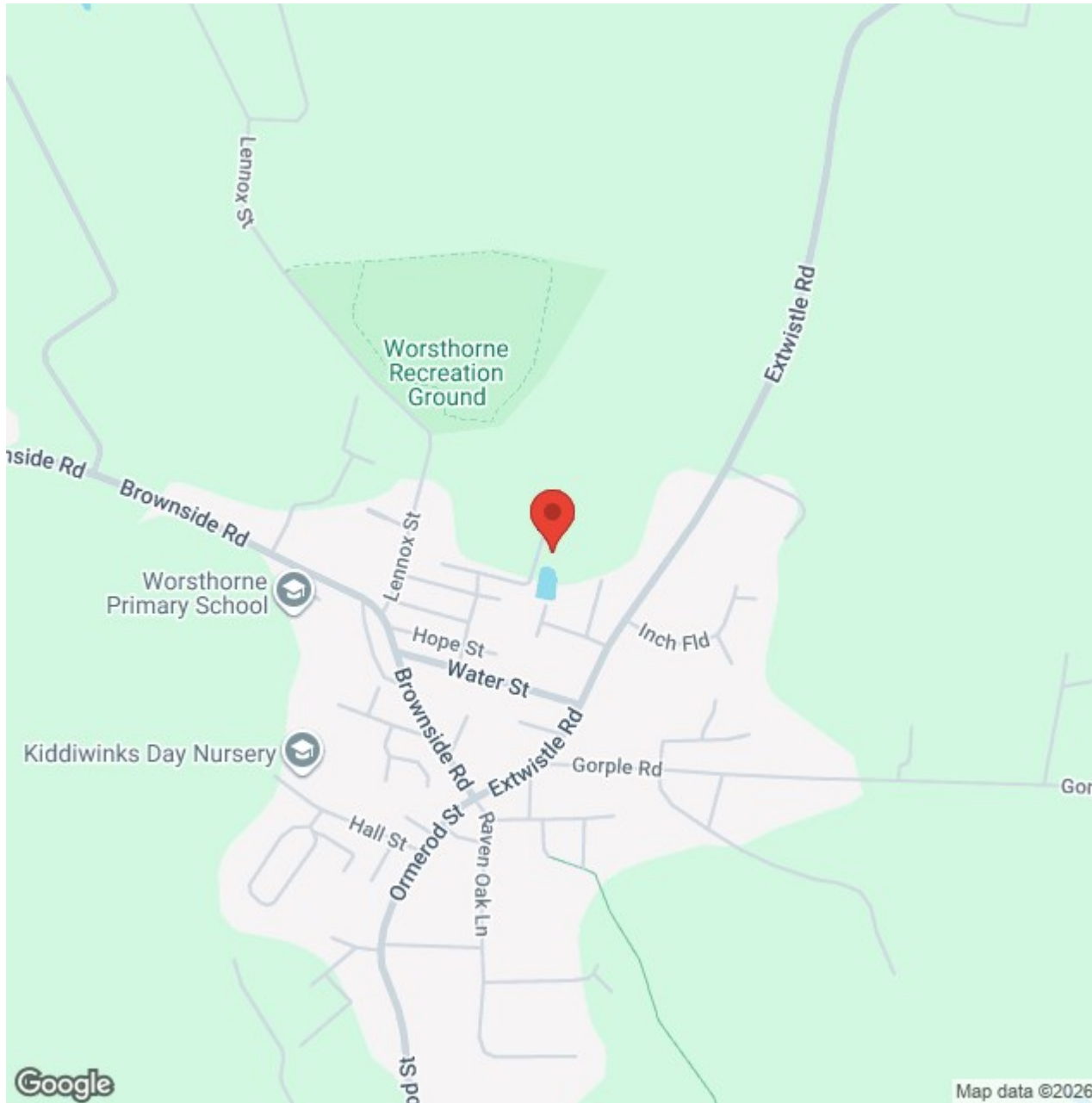
Plot 10, Millers Green, Worsthorne, Burnley

£259,950

- Off Road Parking
- Garden to the Rear
- New Build Property
- Bathroom & En Suite

A wonderful THREE bedroomed mews home located in the picturesque village of Worsthorne comprising of a welcoming entrance hallway leading to a family sized living room, large dining kitchen and a ground floor w.c. The first floor has THREE spacious bedrooms one which has a ensuite and a 3-piece house bathroom. Externally to the rear of the property is a good sized garden which has laid lawn and a flagged patio area. To the front of the property is two off road parking spaces. This property is the perfect family home with the village primary school just a short walk away. The nearest high school is located less than a mile away from the development. The development boasts excellent access links for commuters with main roads nearby including the M65, M6 and the A59. There are also frequent trains/ buses from Burnley to Manchester. If it's a gentle walk you're looking for, then the Hurstwood reservoir is just a short walk away with some amazing views.







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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

HALLWAY

A welcoming entrance hallway with 1x radiator and a uPVC double glazed window to the side elevation.

LIVING ROOM 13'8" x 13'1" (4.175 x 4.003)

A family sized living room with ample space for home furniture, under stairs storage, 1x radiator and a uPVC double glazed window to the front elevation.

DINING KITCHEN 16'2" x 13'11" (4.932 x 4.252)

A large dining kitchen with a baxi combi boiler, LED spotlights, a uPVC double glazed window to the rear elevation and uPVC double glazed french doors leading to the rear garden.

GROUND FLOOR W.C 5'11" x 6'1" (1.811 x 1.863)

A modern two piece suite with a push button w.c, wall hung sink with chrome mixer tap, 1x radiator and a uPVC frosted double glazed window to the side elevation.

LANDING

With a built in storage cupboard and access to the loft.

BEDROOM ONE 12'8" x 9'0" (3.869 x 2.751)

A bedroom of double proportion proportion with ample space for bedroom furniture, 1x radiator and a uPVC double glazed window to the front elevation.

EN SUITE 3'3" x 9'0" (1.001 x 2.759)

A three piece suite with push button w.c, wall hung sink with chrome mixer tap, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM TWO 8'4" x 11'4" (2.543 x 3.468)

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

BEDROOM THREE 7'6" x 7'9" (2.294 x 2.369)

A good sized single bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the front elevation.

BATHROOM 5'7" x 6'10" (1.706 x 2.095)

A three piece suite with a panelled bath and shower over, LED spotlights, extractor fan and a uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the rear of the property is a good sized garden which has laid lawn and a flagged patio area. To the front of the property is two off road parking spaces.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/plot10-millers-green>

DEVELOPMENT LOCATION

Millers Green is a brand new housing development featuring stylish family homes finished with a natural slate roof and stone walls. The designs include contrasting finishes where appropriate and some of the stone features will be presented to match the surroundings of the village of Worsthorne. The location of the development provides superb views over the countryside and surrounding areas as well as access to village life but still very close to the motorway network. It offers the best of both worlds – the opportunity to experience living in a bustling village community, with easy and quick access to city life too.

PUBLISHING

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



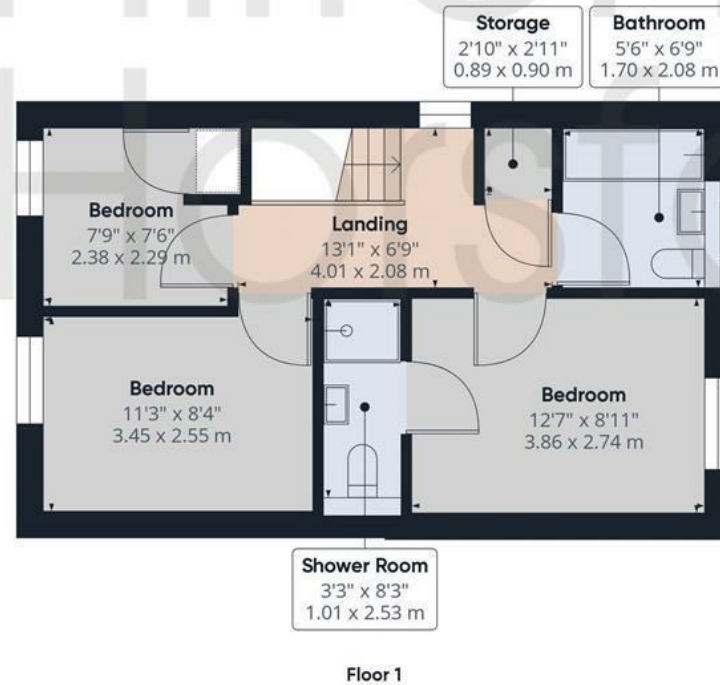
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OUTSIDE

Externally to the rear of the property is a good sized garden which has laid lawn and a flagged patio area. To the front of the property is two off road parking spaces.





Approximate total area⁽¹⁾

849.6 ft²
78.93 m²

Reduced headroom

9.44 ft²
0.88 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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