



Hilton &
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BB11 3PT

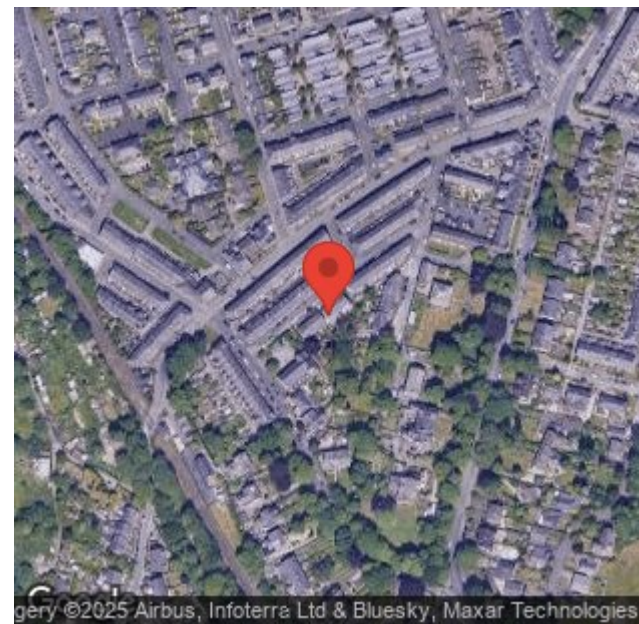
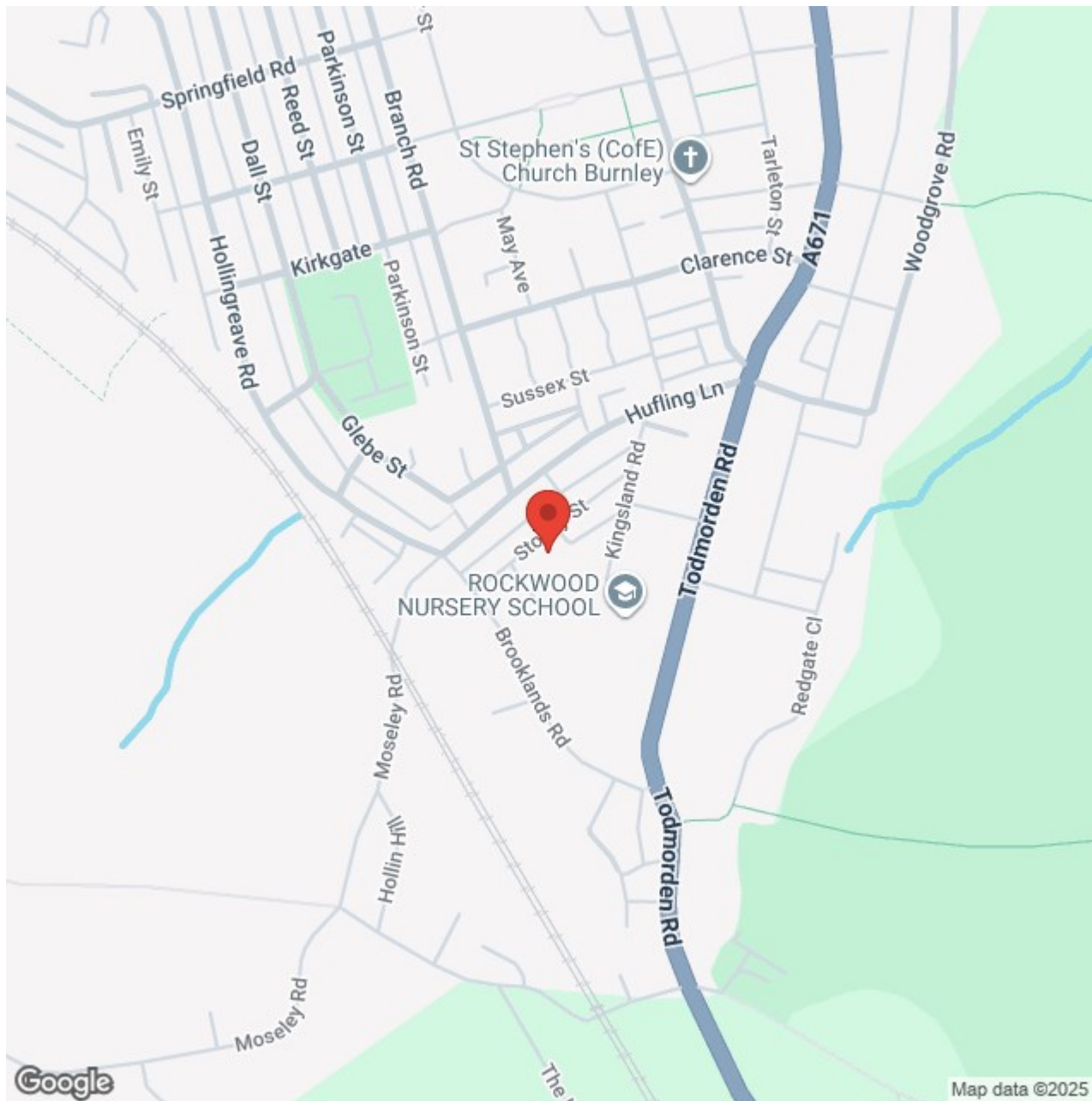
Stoney Street, Burnley

Offers In The Region Of £162,500

- Fully refurbished & extended
- Two well-proportioned bedrooms
- Stylish dining kitchen with rear extension
- Contemporary bathroom suite
- Landscaped garden to the rear
- Attic space (boarded with window – no staircase)

Refurbished throughout and extended to the rear, this beautifully finished two-bedroom home offers spacious and stylish accommodation with a landscaped rear garden and bonus attic space. Ideal for first-time buyers, young families or investors, the property features a bright living room, modern dining kitchen, contemporary bathroom, and a fully boarded loft room accessed via retractable ladder. Situated in a convenient residential area.







Lancashire

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GROUND FLOOR

LIVING ROOM

A welcoming and spacious front reception room with wood-effect flooring, feature fireplace, and neutral décor. Bright and airy thanks to the front-facing window.

DINING KITCHEN

Located within the rear extension, the kitchen offers an impressive modern space with ample worktops, sleek cabinetry, integrated oven and hob, and room for a dining table. Rear door leads directly to the garden.

FIRST FLOOR / LANDING

BEDROOM ONE

A generous double bedroom with soft carpet, stylish décor, and a large window to the front elevation.

BEDROOM TWO

Located at the rear, this bedroom offers views

over the garden and is ideal for a child's room, guest room or office.

BATHROOM

Modern three-piece suite in white with panelled bath and overhead shower, WC, and pedestal sink, finished with contemporary tiling.

ATTIC

Boarded and carpeted loft room accessed via a retractable ladder. A window allows natural light in. Ideal for storage, hobby room, or occasional use (not officially classed as a bedroom due to access).

LOCATION

Positioned on a quiet residential street close to local schools, shops and amenities. The town centre is easily accessible, and transport links including the M65 and local bus routes are within close reach.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/stoney-street-burnley/>

PROPERTY DETAIL

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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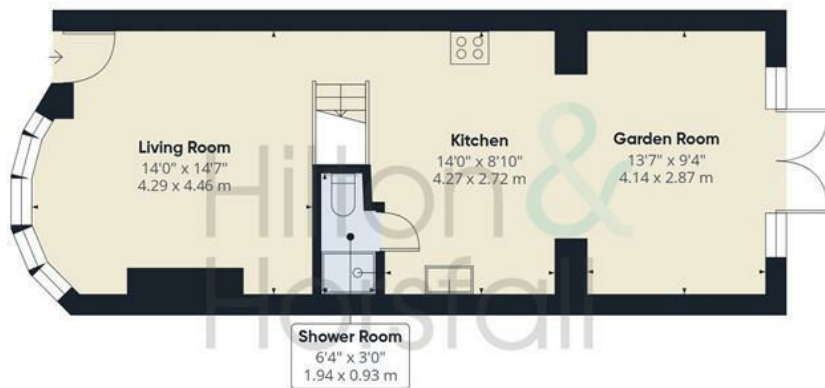
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OUTSIDE

To the rear is a beautifully landscaped garden featuring artificial grass, flagged patio, and raised borders — a private and easy-to-maintain outdoor space perfect for relaxing or entertaining.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

961 ft²

89.3 m²

Reduced headroom

61 ft²

5.7 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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