Hilton & Horsfall


GOLDFIELD AVENUE
Hilton & Horsfall

BB10 3JJ

Goldfield Avenue, Burnley

Offers In The Region Of £230,000

• OFFERED WITH NO ONWARD CHAIN • EXCELLENT SCOPE FOR MODERNISATION AND IMPROVEMENT • ADJOINING DOUBLE GARAGE WITH KNOWN STRUCTURAL ISSUES – DETAILS AVAILABLE • DRIVEWAY PROVIDING OFF-ROAD PARKING • SPACIOUS BREAKFAST KITCHEN AND UTILITY ROOM • GENEROUS LIVING ROOM AND DINING AREA • THREE BEDROOM SEMI-DETACHED PROPERTY

Hilton & Horsfall are pleased to present this spacious three-bedroom semi-detached property, situated on Goldfield Avenue in the Worsthorne area of Burnley. Offered for sale with NO ONWARD CHAIN, this property represents an opportunity for purchasers looking for a home they can improve and personalise to their own requirements. The accommodation offers generous proportions throughout and considerable potential for modernisation, with further possibilities for alterations subject to the necessary planning permissions, building regulations approval and other relevant consents. Internally, the ground floor accommodation comprises an entrance vestibule, hallway, an impressive open-plan living room and dining area extending from the front to the rear of the property, and a spacious breakfast kitchen with ample room for dining furniture. There is also a useful utility room adjoining the garage. To the first floor are three bedrooms and a family bathroom fitted with a five-piece suite, including a separate shower enclosure and corner bath. Externally, the property benefits from a driveway providing off-road parking, an adjoining double garage and a generously sized rear garden, predominantly laid to lawn with planted borders. The property offers plenty of scope for a purchaser wishing to create a home to suit their own tastes and requirements.

IMPORTANT INFORMATION: There are known structural issues affecting the adjoining garage to the side of the property. Further details are available upon request. Prospective purchasers should obtain their own professional advice before proceeding. Early viewing is recommended to appreciate the accommodation and potential on offer.

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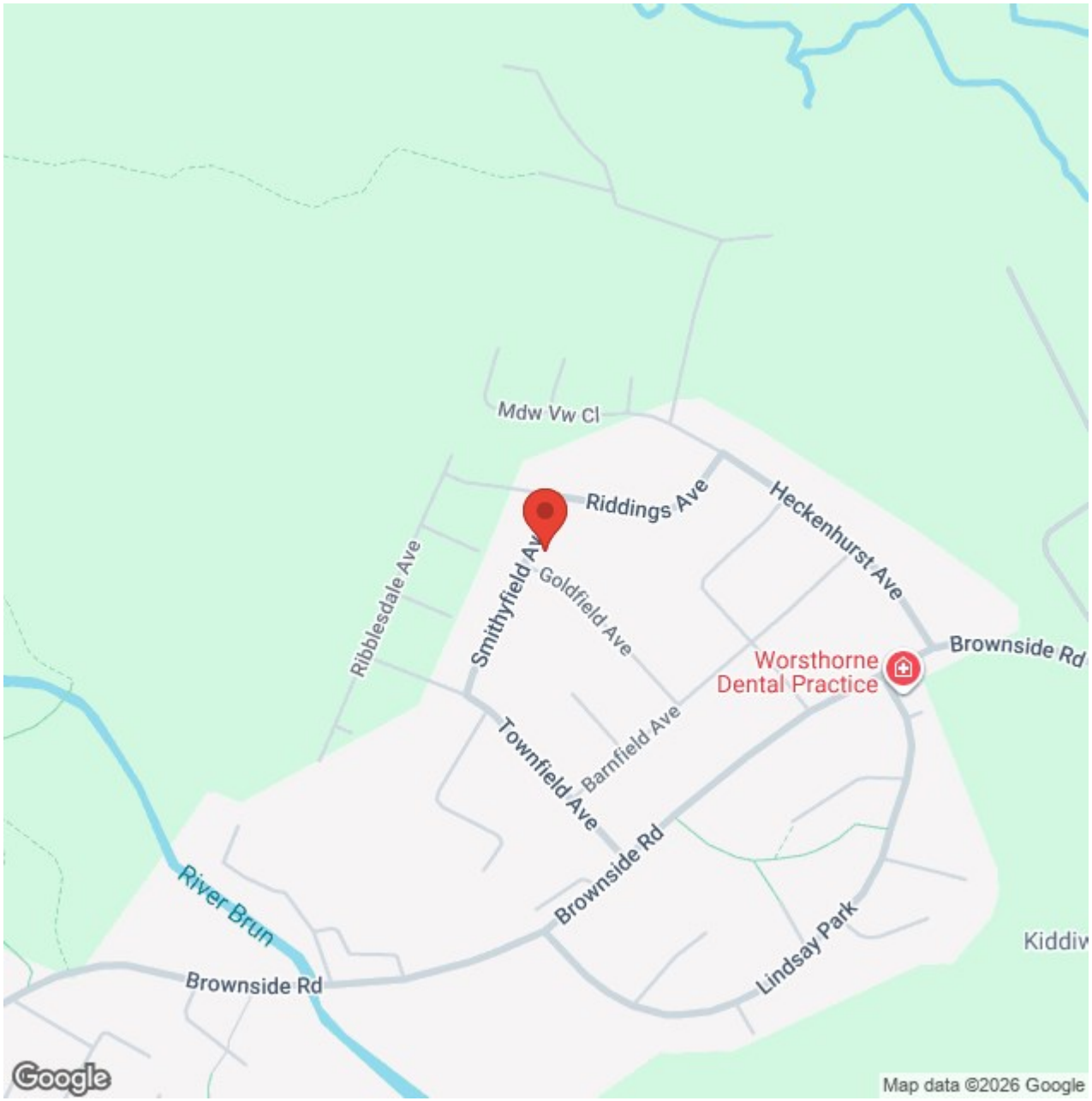
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Lancashire

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GROUND FLOOR

ENTRY

HALLWAY 5'8" x 13'3" (1.75m x 4.06m)
Entrance hallway with a staircase leading to the first floor, patterned carpet, radiator, wall-mounted central heating controls and access to the ground floor accommodation.

LIVING ROOM / DINING AREA 11'9" x 27'3" (3.60m x 8.31m)
A spacious, open-plan living room and dining area extending from the front to the rear of the property, offering ample space for both relaxing and entertaining. A large bay window to the front allows plenty of natural light into the room, whilst an additional window to the rear provides further light. The living area features a fireplace with a decorative wooden surround, marble-effect hearth and inset fire. Additional features include fitted carpeting, ceiling coving, two ceiling light fittings and radiators. The generous proportions provide flexibility for arranging both lounge and dining furniture.

BREAKFAST KITCHEN 17'2" x 9'11" (5.24m x 3.03m)
A generously proportioned breakfast kitchen offering ample space for a dining table and chairs. The kitchen is fitted with a range of matching wooden-style wall and base units with contrasting work surfaces, tiled splashbacks and a stainless steel sink with drainer and mixer tap. Integrated cooking appliances include an electric oven with a four-ring gas hob above. Further features include tiled flooring, radiators, ceiling lighting and windows providing natural light. A door provides access to the rear garden. There is also a useful under-stairs storage cupboard.

DOUBLE GARAGE 18'10" x 17'8" (5.75m x 5.40m)
A substantial adjoining double garage with two up-and-over doors providing access from the driveway. Internally, the garage features a concrete floor, exposed blockwork walls, timber roof joists, overhead lighting and wall-mounted shelving, along with a window providing natural light. There is also internal access to the adjoining utility room. Please note that there is a known structural issue affecting the garage. Further details available upon request.

UTILITY ROOM 11'0" x 10'7" (3.37m x 3.25m)
A generously sized utility room with exposed blockwork walls, timber roof joists and a concrete floor. The room benefits from a work surface incorporating a stainless steel sink with mixer tap, along with a window providing natural light. There is ample space for additional storage and laundry appliances, with a door providing external access. The room offers practical additional space separate from the main living accommodation.

FIRST FLOOR / LANDING
First floor landing with patterned carpeting, ceiling coving and a window to the side providing natural light. Doors lead to all three bedrooms and the family bathroom, with a built-in storage cupboard providing additional storage space.

BEDROOM ONE 10'8" x 14'10" (3.27m x 4.54m)
A generously proportioned double bedroom positioned to the front of the property, featuring a large window allowing plenty of natural light into the room. There is ample space for a double bed and additional bedroom furniture. Further features include fitted carpeting, a radiator, ceiling light fitting and decorative coving. The room offers excellent potential for a purchaser to update and personalise to their own taste.

BEDROOM TWO 8'2" x 11'10" (2.49m x 3.62m)
A well-proportioned second bedroom positioned to the rear of the property, with a window overlooking the rear garden and allowing plenty of natural light into the room. There is space for bedroom furniture, with further features including fitted carpeting, a radiator, ceiling coving and a pendant light fitting.

BEDROOM THREE 9'3" x 6'9" (2.84m x 2.08m)
A third bedroom positioned to the rear of the property, offering versatile accommodation suitable for use as a single bedroom, nursery or home office. The room benefits from a window overlooking the rear garden, allowing natural light into the space. Further features include fitted carpeting, a radiator, ceiling coving and a pendant light fitting.

BATHROOM 6'9" x 7'6" (2.06m x 2.29m)
A well-appointed family bathroom fitted with a five-piece suite comprising a corner bath with mixer tap, separate curved glass shower enclosure with overhead rainfall shower and additional handheld attachment, low-level WC, bidet and wash hand basin set within a vanity unit with storage beneath. The room features fully tiled walls, wood-effect flooring, a chrome heated towel rail, recessed ceiling spotlights and a frosted window providing natural light and ventilation.

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

LOCATION
Situated on Goldfield Avenue in the Worsthorne area of Burnley, the property enjoys a residential setting with access to local amenities and the surrounding Lancashire countryside. Worsthorne village and the wider Burnley area provide a choice of everyday facilities, whilst Burnley town centre offers a broader selection of shops, supermarkets, restaurants and leisure facilities. The location is also convenient for exploring the countryside surrounding Worsthorne and Cliviger, making it an appealing setting for those seeking a residential location with both town facilities and outdoor spaces within reach.

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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 or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. 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 supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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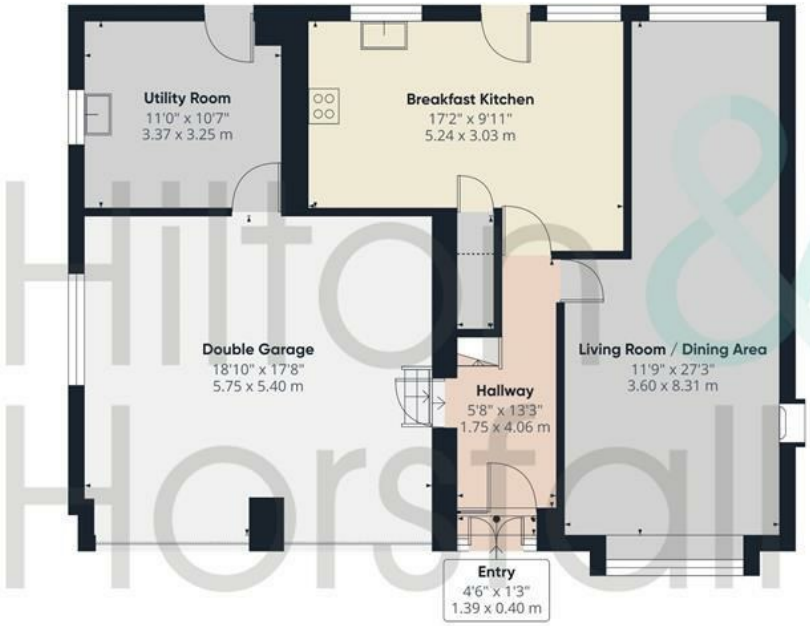


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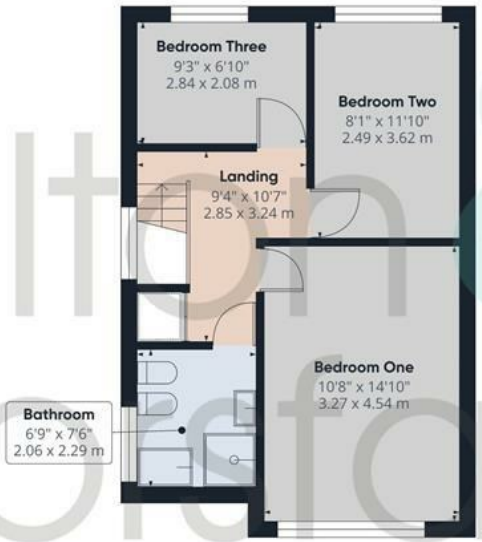
OUTSIDE

Externally, the property occupies a corner position with a driveway to the front providing off-road parking and access to the adjoining double garage. There is a small lawned area to the front, enclosed by a low-level wall, with additional planted areas alongside the garage. To the rear is a generously sized garden, predominantly laid to lawn with established planting borders, paved pathways and timber fencing. The garden offers plenty of space for outdoor seating and recreation, along with scope for further landscaping to suit a purchaser's preferences.

IMPORTANT INFORMATION: The adjoining double garage has known structural issues. further details are available upon request. Prospective purchasers should obtain their own professional advice regarding the condition of the garage and any proposed works.



Ground Floor



Floor 1



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Approximate total area(1)

1432 ft²

133 m²

Reduced headroom

9 ft²

0.8 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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