



Hilton &
Horsfall

BB10 2DE

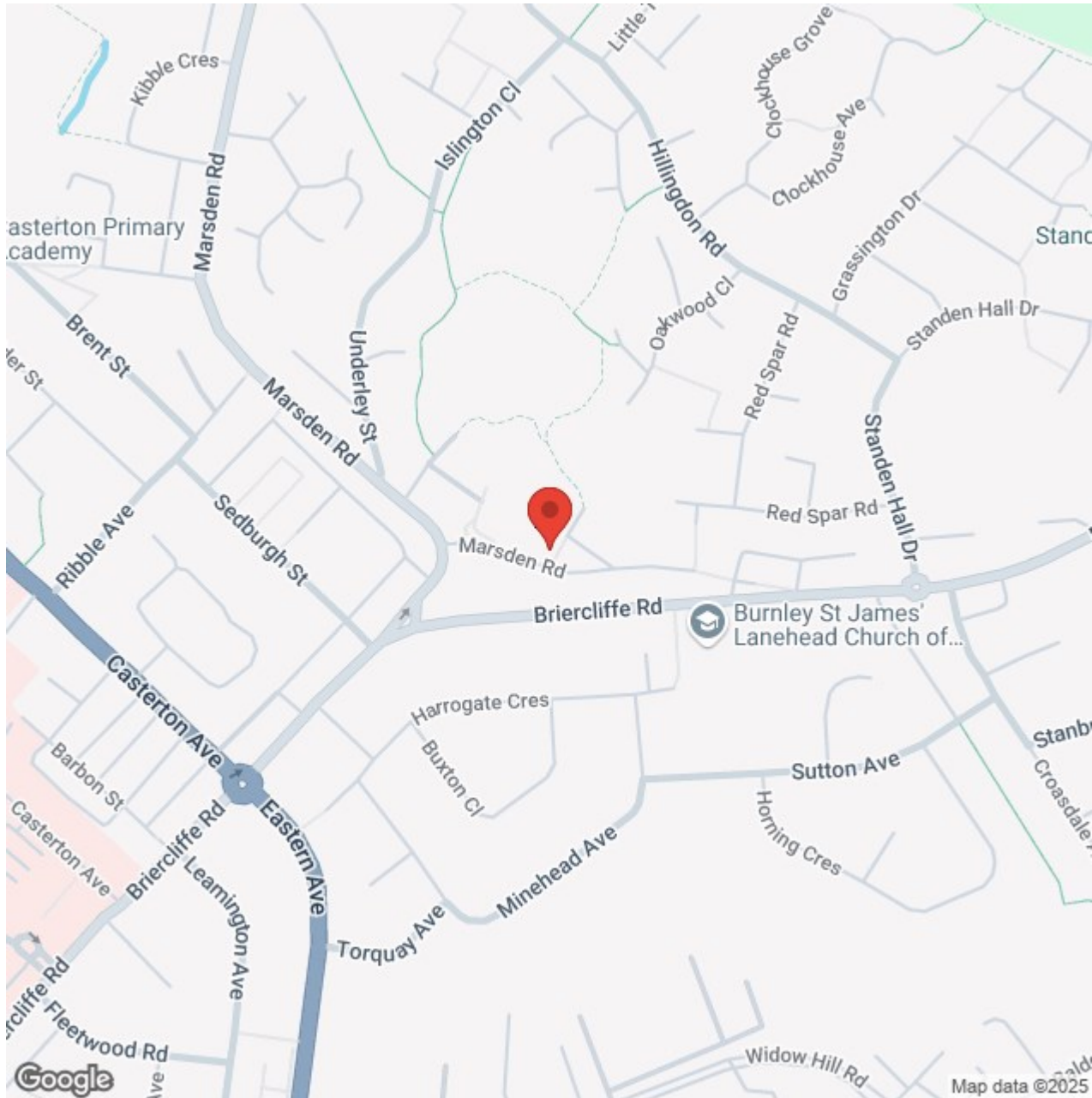
Marsden Road, Burnley

Offers In The Region Of £209,950

- Three Storey Townhouse • Living Room • Dining Kitchen • Three Bedrooms • Ensuite & House Bathroom • Utility Room & Garage • Driveway & Rear Garden / Sun Terrace

Welcome to this charming three-storey townhouse located on Marsden Road in Burnley! This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space. With a spacious living room and a kitchen diner, this home offers a comfortable and inviting atmosphere for entertaining guests or simply relaxing after a long day. The property features a modern three piece bathroom, including an en-suite for added convenience and privacy. Additionally, the utility room and ground floor w.c. provide practicality and functionality to meet your everyday needs. With a generous 1,272 sq ft of living space, there is plenty of room to make this house your own. The parking space for two vehicles ensures that you and your guests will always have a convenient place to park. Located in the heart of Burnley, this townhouse is situated conveniently close to local amenities, good schools and transport links. This property benefits from stunning open aspect views. Don't miss out on the opportunity to make this lovely property your new home!







BB10 2DE

Lancashire

Welcome to this charming three-storey townhouse located on Marsden Road in Burnley! This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space. With a spacious living room and a kitchen diner, this home offers a comfortable and inviting atmosphere for entertaining guests or simply relaxing after a long day. The property features a modern three piece bathroom, including an en-suite for added convenience and privacy. Additionally, the utility room and ground floor w.c. provide practicality and functionality to meet your everyday needs. With a generous 1,272 sq ft of living space, there is plenty of room to make this house your own. The parking space for two vehicles ensures that you and your guests will always have a convenient place to park. Located in the heart of Burnley, this townhouse is situated conveniently close to local amenities, good schools and transport links. This property benefits from stunning open aspect views. Don't miss out on the opportunity to make this lovely property your new home!

GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with 1x central heating radiator, open balustrade staircase to the first floor / landing and a composite door to the front elevation.

GROUND FLOOR W.C

A 2 piece suite comprising of: wood effect flooring, push button w.c, wall mounted corner sink with chrome mixer tap, tiled splash back, 1x central heating radiator and an air extraction fan.

LAUNDRY ROOM 6'1" x 9'5" (1.87m x 2.89m)

Having wood effect flooring, plumbing for a washing machine, space for a tumble dryer, fitted base units, inset sink with chrome mixer tap and 1x central heating radiator.

INTEGRAL GARAGE 10'0" x 27'1" (3.06m x 8.26m)

Having an electric garage door, full lighting and electrics, and ample space for storage and off road parking purposes.

FIRST FLOOR / LANDING

On the first floor / landing you will find 1x central heating radiator, smoke detector, staircase to the second floor / landing and uPVC double glazed window to the front elevation.

KITCHEN 16'11" x 10'11" (5.17m x 3.34m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, tiled splash back, inset sink with chrome mixer tap, integrated Hotpoint oven / grill, space for a dining table and chairs, 4 ring gas hob with chrome extractor hood, space for a freestanding fridge / freezer, 1x central heating radiator, recessed LED spotlights, uPVC double glazed window and patio doors to the rear elevation.

LIVING ROOM 10'2" x 16'0" (3.11m x 4.89m)

A family sized living room having space for settees, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find a storage cupboard and doors leading through to:

BEDROOM ONE 11'2" x 10'4" (3.42m x 3.16m)

A bedroom of double proportions with an integrated wardrobe space, 1x central heating radiator, space for drawers, door to en-suite shower room and uPVC double glazed window to the front elevation with lovely views.

EN-SUITE SHOWER ROOM

A modern three piece en-suite shower room comprising of: wood effect flooring, pedestal sink with chrome mixer tap, shower cubicle, tiled splash back, push button w.c, heated chrome towel rack, recessed LED spotlights, shaving point, air extraction fan and uPVC double glazed frosted window to the front elevation.

BEDROOM TWO 9'3" x 9'5" (2.84m x 2.89m)

Another bedroom of double proportions with space for a wardrobe and drawers, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 7'4" x 9'5" (2.24m x 2.88m)

Currently utilised as a home office this well proportioned room could double as a third bedroom having space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: wood effect flooring, part tiled walls, panelled bathtub with

chrome mixer tap, shower over and glass shower screen, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack, shaving point, recessed LED spotlights and an air extraction fan.

EXTERNALLY

Externally to the front elevation is a block paved driveway leading up to the integral garage providing ample space for off road parking. To the rear elevation you will find a laid lawn and flagged patio area with space for garden furniture.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/marsden-rd>

PROPERTY DETAILS

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.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



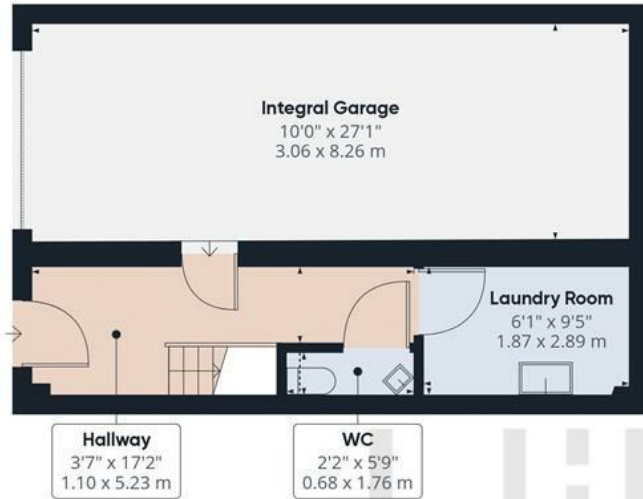
Hilton &
Horsfall

BB10 2DE

OUTSIDE

Externally to the front elevation is a block paved driveway leading up to the integral garage providing ample space for off road parking. To the rear elevation you will find a laid lawn and flagged patio area with space for garden furniture.

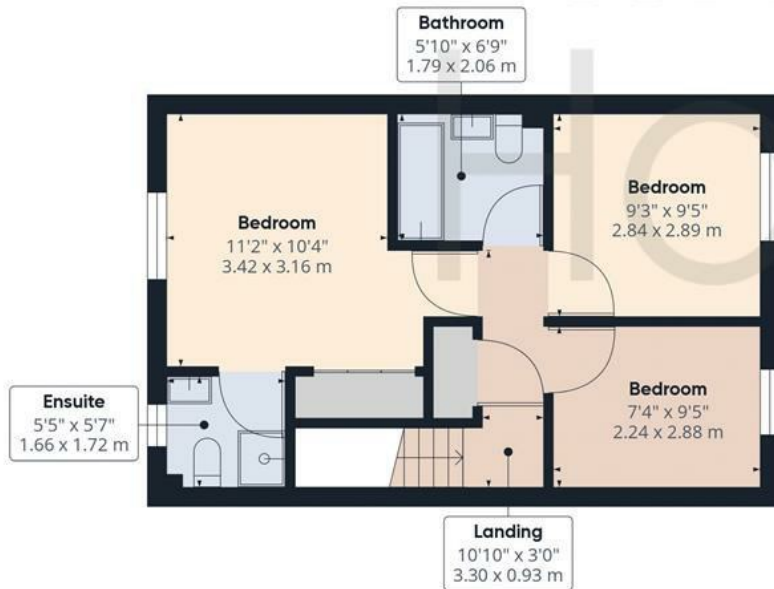




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1272.4 ft²
118.21 m²

Reduced headroom

13.02 ft²
0.11 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.



Hilton &
Horsfall



Hilton & Horsfall

... Road

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

...rsfall.co.uk

... 01282 ... 60024

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)