





Hilton &  
Horsfall

## Serpentine Road, Burnley

### Offers In The Region Of £209,950

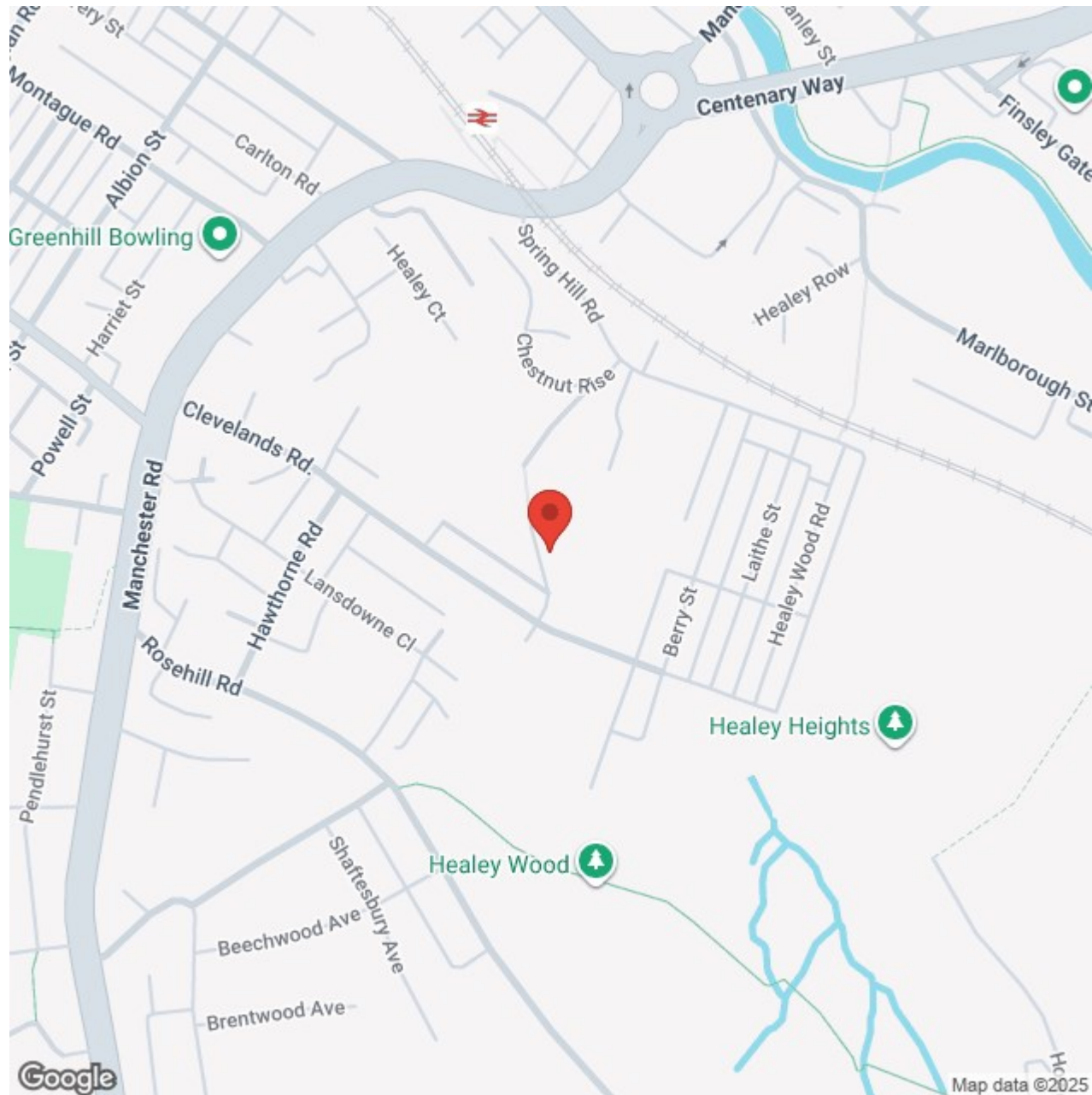
- Charming semi-detached home in a peaceful Burnley location
- Two spacious reception rooms with stylish décor
- Modern kitchen and luxurious four-piece bathroom
- Two bedrooms plus a versatile office/study room
- Large, mature rear garden with patio areas
- Double garage providing secure parking and storage
- Fully Rewired, New Boiler (in 2021)

Nestled in a peaceful and sought-after area of Burnley, this charming semi-detached home offers stylish, well-balanced accommodation with a blend of period character and modern comfort. The property features two spacious reception rooms, a contemporary kitchen, two bedrooms, a modern four-piece bathroom, and a useful office/study – ideal for those working from home. Beautifully presented throughout, it combines warmth, practicality, and thoughtful design across every room. Externally, the home enjoys a generous, mature rear garden with patio areas, established planting, and a serene woodland backdrop, creating a wonderful private retreat. A large double garage provides secure parking and extra storage, completing this attractive and versatile property perfectly suited to couples, professionals, or small families seeking both charm and convenience.

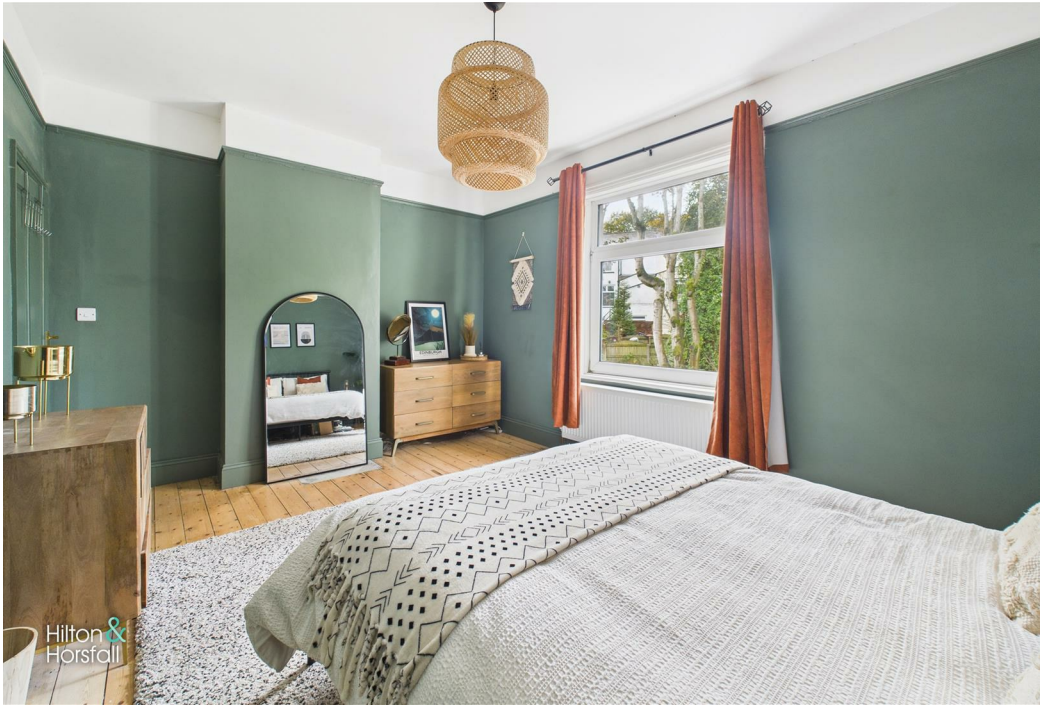














## Lancashire

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## GROUND FLOOR

## ENTRANCE VESTIBULE

## LIVING ROOM 11'2" x 15'8" (3.42m x 4.78m)

A beautifully presented main reception room featuring a large front-facing window that fills the space with natural light. The room is decorated in rich, contemporary tones and centres around a striking feature fireplace with a wood-burning stove — perfect for cosy evenings. Elegant high ceilings, detailed coving, and modern décor combine traditional character with stylish, modern living.

## SITTING / DINING ROOM 13'1" x 15'7" (4.01m x 4.76m)

A versatile second reception room offering generous proportions and plenty of natural light. The room features a lovely blend of period charm and modern style, with wooden floorboards, high ceilings, and a bold yet elegant colour scheme. Currently used as a dining and additional sitting area, this space provides an ideal setting for family meals, entertaining guests, or simply relaxing. There's also a useful under-stairs storage cupboard and direct access through to the kitchen, adding both practicality and flow to the ground floor layout.

## KITCHEN 9'0" x 15'9" (2.75m x 4.82m)

A stylish and well-planned kitchen fitted with a range of modern wall and base units in a soft sage finish, complemented by sleek work surfaces and tiled splashbacks. The space includes an integrated oven and grill, gas hob, stainless steel sink unit, and dishwasher, with additional room for freestanding appliances. Large windows and a glazed roof area flood the kitchen with natural light, creating a bright and airy feel with pleasant outlooks towards the garden and trees beyond. This practical yet attractive space also offers ample worktop and storage options, ideal for everyday cooking and entertaining.

## FIRST FLOOR / LANDING

## BEDROOM ONE 11'6" x 15'7" (3.51m x 4.75m)

A beautifully proportioned double bedroom positioned to the front of the property. The room enjoys a peaceful outlook through a large window, allowing plenty of natural light to fill the space. Finished in

stylish, modern tones, it features original wooden floorboards, high ceilings, and ample room for freestanding furniture. The tasteful décor and warm, calming atmosphere make this an ideal retreat for rest and relaxation.

## BEDROOM TWO 10'0" x 8'0" (3.07m x 2.44m)

Positioned to the rear of the property, this charming second bedroom enjoys impressive far-reaching views across the surrounding area. The room is tastefully decorated in warm, modern tones and offers ample space for a single bed and additional furnishings. Ideal as a guest room, child's bedroom, or dressing room, it provides a comfortable and versatile space with a calm and inviting feel.

## OFFICE / STUDY 5'5" x 4'6" (1.66m x 1.39m)

A practical additional room currently used as a home office — ideal for remote working, studying, or as a hobby space. Featuring a window to the side elevation, this bright and quiet area offers an excellent workspace separate from the main living areas. Compact yet functional, it provides valuable flexibility to suit a variety of lifestyle needs.

## BATHROOM 10'6" x 7'5" (3.21m x 2.28m)

A luxurious and beautifully designed bathroom featuring a contemporary four-piece suite. The room comprises a freestanding bathtub with a sleek black mixer tap, a walk-in shower enclosure with terrazzo-style wall tiles and rainfall shower head, a modern vanity unit with countertop basin, and a low-level WC. Finished to an exceptional standard, this space combines style and functionality, enhanced by elegant décor, a heated towel rail, and a window offering open views across the surrounding landscape. A perfect place to relax and unwind.

## GARAGE 1 17'5" x 11'2" (5.33m x 3.41m)

## GARAGE 2 17'8" x 8'11" (5.41m x 2.72m)

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/serpentine-road-burnley>

## LOCATION

Serpentine Road is a quiet and desirable residential area on the outskirts of Burnley, offering a peaceful setting with lovely open views while remaining close to local amenities. The property is just a five-minute walk from Manchester Road train station, providing excellent rail links to Hebden Bridge, Manchester, Preston, and other surrounding areas. Well placed for shops, cafés, schools, and leisure facilities, with Burnley town centre only a short distance away, this location perfectly combines convenience with a calm, semi-rural feel surrounded by greenery and scenic countryside walks.

## PUBLISHING

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## PROPERTY DETAIL

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BB11 2LD

## OUTSIDE

Externally, the property boasts a generous and mature rear garden that offers a wonderful sense of privacy and tranquillity. The garden features a blend of patio seating areas, established planting, and a woodland backdrop, creating a natural and peaceful outdoor retreat — perfect for relaxing, entertaining, or enjoying the changing seasons. A large double garage provides excellent secure parking and additional storage space, with further on-street parking available to the front. The property's elevated position and leafy surroundings give it a uniquely serene setting, while still being conveniently located for local amenities and transport links.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1313 ft<sup>2</sup>

121.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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