





Hilton &  
Horsfall

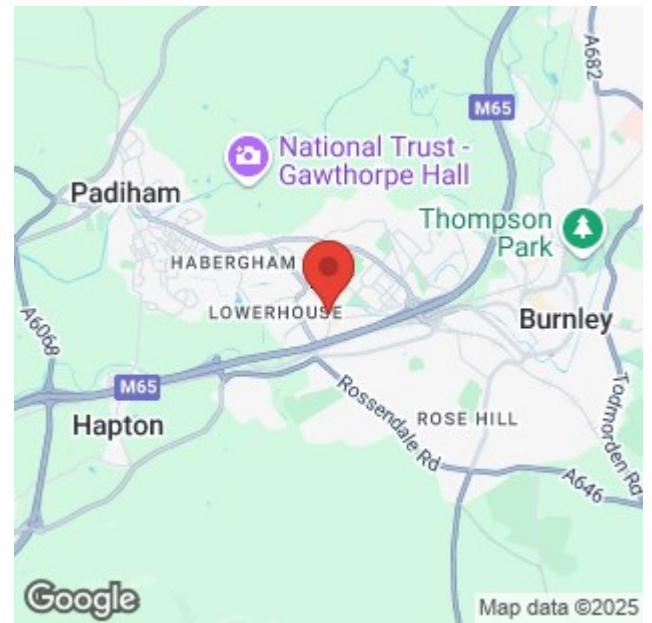
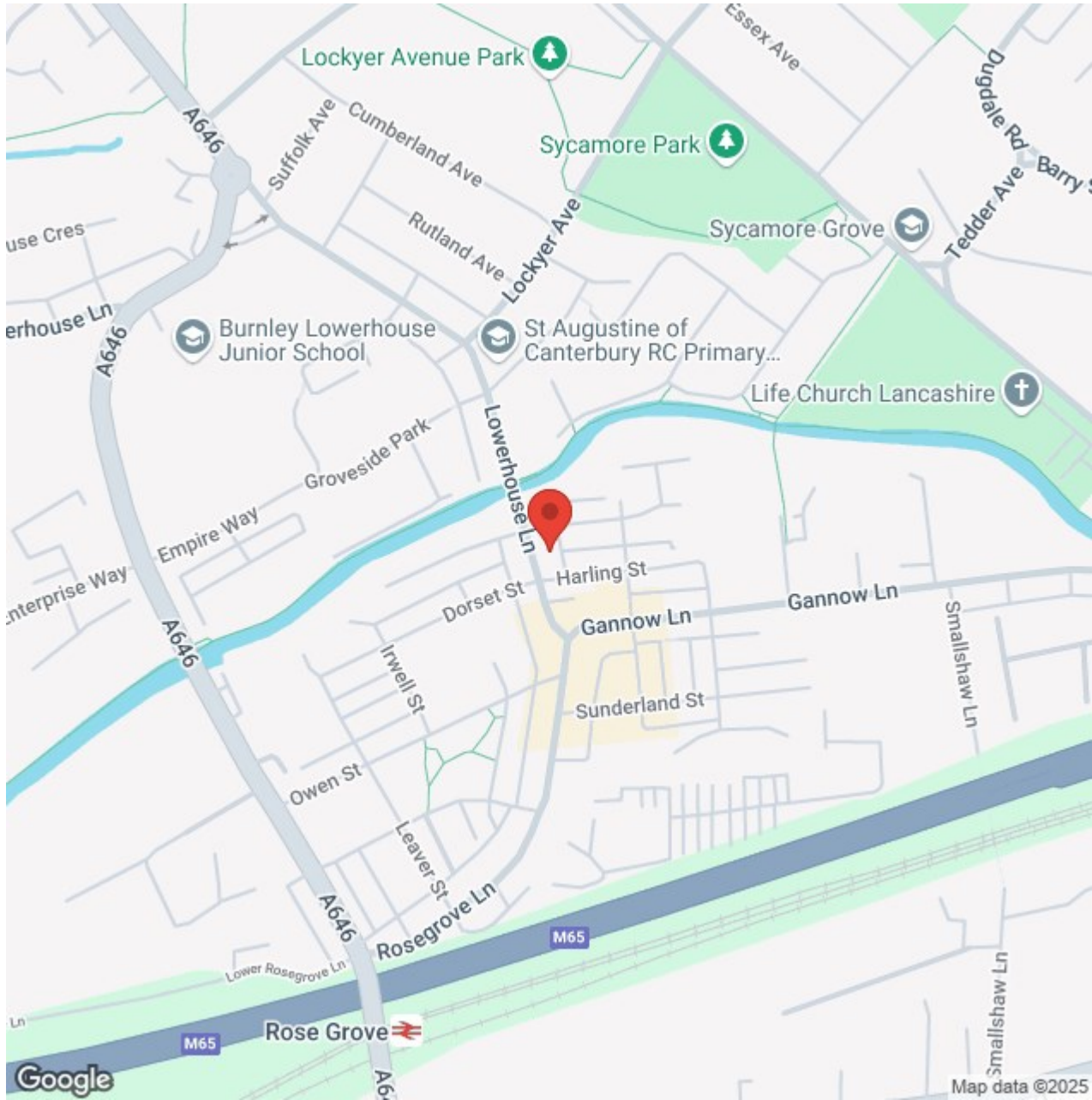
BB12 6HU

## Lowerhouse Lane, Burnley

£600 PCM

New to the rental market, this property is located in a highly desirable area of Burnley. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns and cities. This property affords many noteworthy features and briefly comprises: two good sized reception rooms, fitted kitchen, two bedrooms of double proportions and a three piece bathroom suite. Externally to the front elevation is an enclosed forecourt and to the rear you will find a well kept yard.







BB12 6HU

## Lancashire

New to the rental market, this property is located in a highly desirable area of Burnley. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns and cities. This property affords many noteworthy features and briefly comprises: two good sized reception rooms, fitted kitchen, two bedrooms of double proportions and a three piece bathroom suite. Externally to the front elevation is an enclosed forecourt and to the rear you will find a well kept yard.

### GROUND FLOOR

On the ground floor you will find:

#### SITTING ROOM

A cosy sitting room with wood effect flooring, space for a settee, television point, wall feature fireplace, 1x central heating radiator, ceiling coving and uPVC double glazed window to the front elevation.

#### LIVING ROOM

A family sized living room with space for settees, television point, 1x central heating radiator, ceiling coving, door to under stairs storage cupboard and uPVC double glazed window to the front elevation.

#### KITCHEN

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, space for an under counter fridge / freezer, integrated oven / grill, 4 ring gas hob with extractor hood above, recessed LED spotlights and uPVC double glazed window and door to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE

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

#### BEDROOM TWO

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

#### BATHROOM

A three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap, shower over and glass shower screen, low level w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, storage cupboard and an air extraction fan.

#### EXTERNALLY

Externally to the front elevation there is an enclosed forecourt and to the rear you will find a well kept yard.

#### 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](http://www.hilton-horsfall.co.uk)



Hilton &  
Horsfall

BB12 6HU

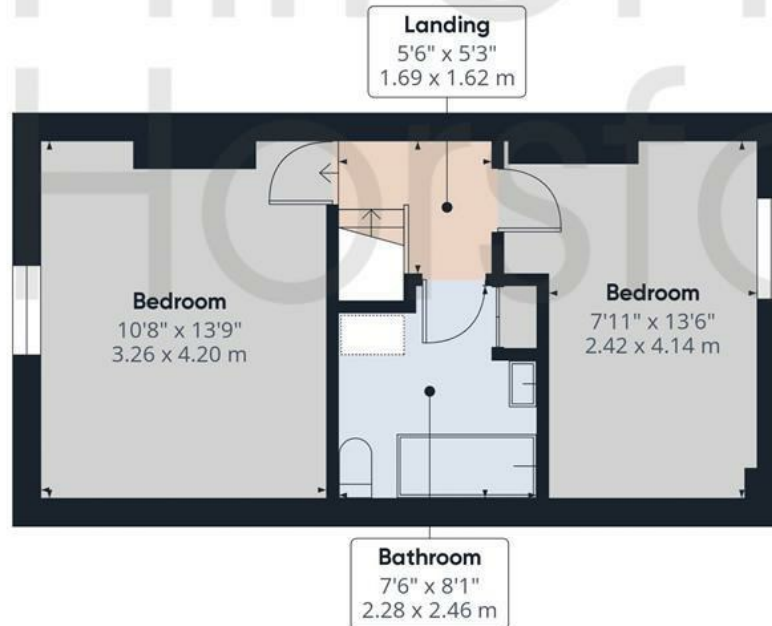
## OUTSIDE

Externally to the front elevation there is an enclosed forecourt and to the rear you will find a well kept yard.





Ground Floor



Floor 1

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

741 ft<sup>2</sup>  
68.84 m<sup>2</sup>

(1) Excluding balconies and terraces

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

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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