



Hilton &
Horsfall

BB12 OTP

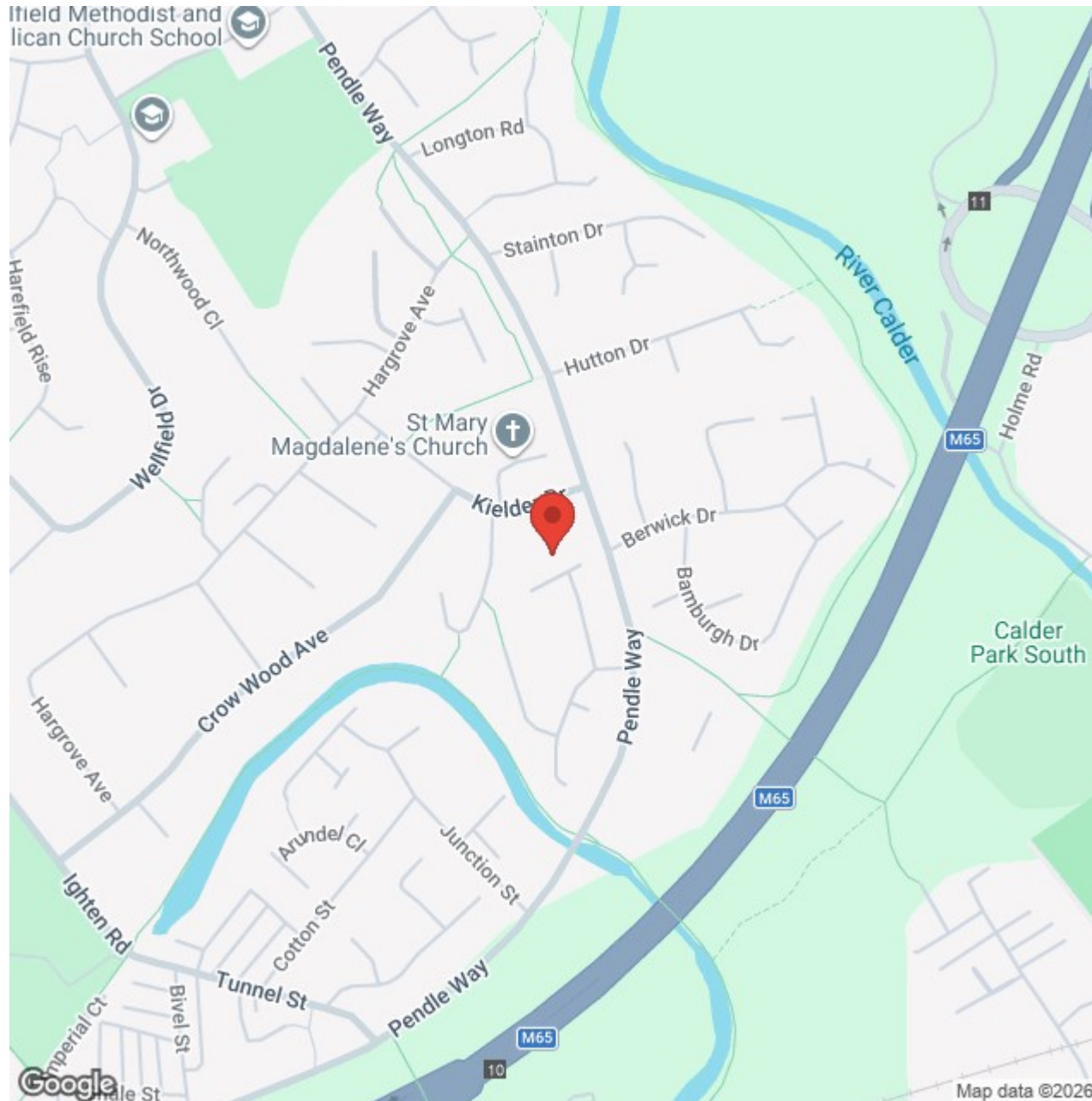
The Moorings, Burnley

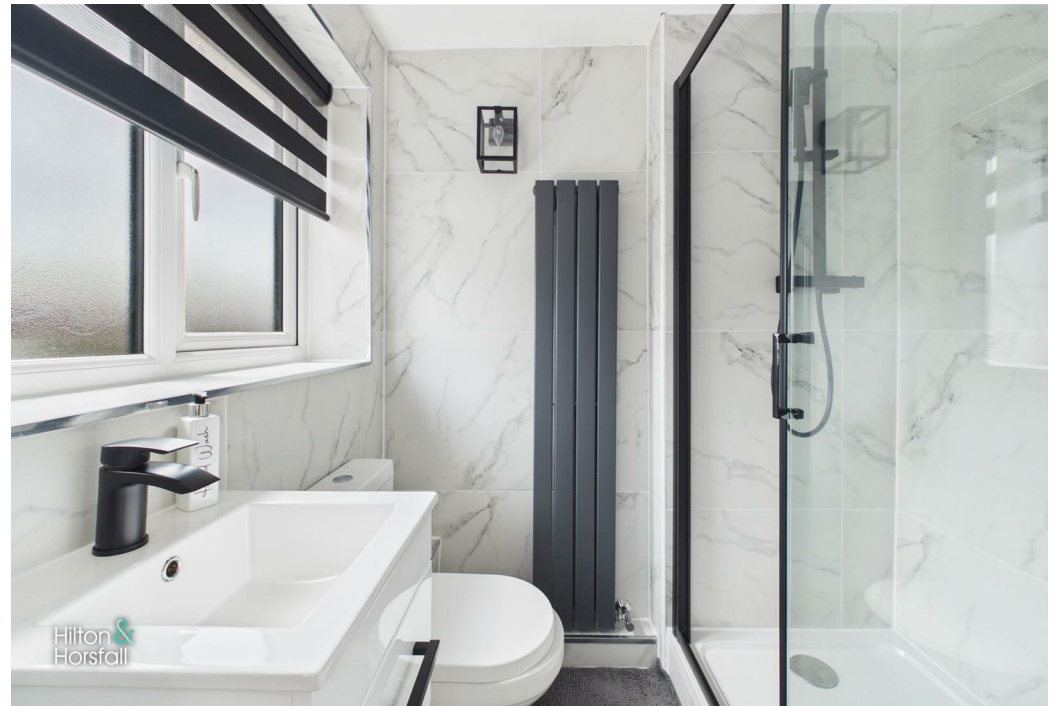
Offers In The Region Of £385,000

- Beautifully Renovated & Extended Detached Family Home
- Stunning Open-Plan Dining Kitchen & Family Room
- Four Well-Proportioned Bedrooms
- Principal Bedroom with Contemporary Ensuite Shower Room
- Converted Garage Providing Additional Reception Space
- Driveway Parking & Enclosed Rear Garden Ideal for Entertaining

An exceptional detached family home which has been thoughtfully renovated, remodelled and extended by the current owners to create a stunning family residence finished to a high standard throughout. Occupying a pleasant position within this popular residential development, the property offers spacious and versatile accommodation comprising a welcoming living room with a contemporary media wall and feature fireplace, a versatile sitting room/play room converted from the former garage, an inner hall with study area, a ground floor W.C. and a breathtaking open-plan dining kitchen and family room featuring three roof lanterns, a central island and bi-folding doors opening onto the rear garden. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a stylish ensuite shower room, together with a beautifully appointed family bathroom. Externally, the property benefits from ample driveway parking and an enclosed, low-maintenance rear garden designed for both relaxation and entertaining. Conveniently located close to St Mary Magdalene's Catholic Primary School, Wellfield Methodist & Anglican Church School and Chez Nanny Day Nursery, this is a superb opportunity to acquire a move-in-ready family home ideal for modern family living.







BB12 OTP

Lancashire

An exceptional detached family home which has been thoughtfully renovated, remodelled and extended by the current owners to create a stunning family residence finished to a high standard throughout. Occupying a pleasant position within this popular residential development, the property offers spacious and versatile accommodation comprising a welcoming living room with a contemporary media wall and feature fireplace, a versatile sitting room/play room converted from the former garage, an inner hall with study area, a ground floor W.C. and a breathtaking open-plan dining kitchen and family room featuring three roof lanterns, a central island and bi-folding doors opening onto the rear garden. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a stylish ensuite shower room, together with a beautifully appointed family bathroom. Externally, the property benefits from ample driveway parking and an enclosed, low-maintenance rear garden designed for both relaxation and entertaining. Conveniently located close to St Mary Magdalene's Catholic Primary School, Wellfield Methodist & Anglican Church School and Chez Nanny Day Nursery, this is a superb opportunity to acquire a move-in-ready family home ideal for modern family living.

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 10'9" x 14'1" (3.28m x 4.31m)

A beautifully presented family living room offering a warm and inviting atmosphere. This stylish reception space is centred around a contemporary feature media wall incorporating a modern inset electric fireplace, creating an impressive focal point. A large window to the front elevation allows for plenty of natural light, whilst neutral décor, quality flooring and modern finishes combine to create a comfortable space ideal for both everyday family living and relaxing with guests.

SITTING / PLAY ROOM 7'11" x 16'3" (2.42m x 4.96m)

Originally forming part of the integral garage, this versatile reception room has been professionally converted to create valuable additional living space. Currently utilised as a children's play room, the room would lend itself equally well as a home office, snug, games room or hobby room depending on a purchaser's requirements. Benefitting from fitted storage, a window to the front elevation and contemporary décor throughout, this flexible space is ideal for modern family living.

DINING KITCHEN / SITTING AREA 22'7" x 19'1" (6.89m x 5.82m)

Undoubtedly the heart of the home, this stunning open-plan dining kitchen and family room has been created through a substantial rear extension and offers an exceptional space for modern family living and entertaining. Flooded with natural light via three large roof lanterns and an impressive expanse of bi-folding doors opening directly onto the garden, the room seamlessly blends indoor and outdoor living. The contemporary kitchen is fitted with a range of sleek high-gloss units complemented by quartz work surfaces, integrated appliances and a large central island incorporating a breakfast bar and inset sink. The open-plan layout provides ample space for both dining and relaxed seating areas, creating a sociable environment where family and friends can gather. Finished with stylish herringbone flooring, contemporary radiators and neutral décor throughout, this truly impressive space forms the centrepiece of the property.

INNER HALL

Positioned at the heart of the ground floor, the inner hall provides access to the dining kitchen/family room, ground floor W.C. and sitting/play room. The current owners have thoughtfully incorporated a useful study area, creating the ideal space for home working, studying or managing day-to-day household tasks.

GROUND FLOOR WC 4'8" x 3'2" (1.44m x 0.99m)

Fitted with a modern two-piece suite comprising a low-level W.C. and wash hand basin with complementary splashback tiling. A frosted window provides natural light whilst maintaining privacy, and contemporary fixtures and fittings complete this useful ground floor cloakroom.

FIRST FLOOR / LANDING

BEDROOM ONE 11'0" x 12'8" (3.37m x 3.88m)

A well-proportioned principal bedroom presented in tasteful neutral tones, creating a calm and relaxing retreat. The room comfortably accommodates a double bed alongside additional bedroom furniture and benefits from a large window allowing for excellent natural light. A doorway leads directly through to the ensuite shower room, enhancing both convenience and privacy for the occupants.

ENSUITE 4'7" x 6'0" (1.41m x 1.85m)

A stylish and contemporary ensuite shower room fitted with a modern three-piece suite comprising a low-level W.C., vanity wash hand basin and a walk-in shower enclosure with rainfall shower. Finished with attractive marble-effect wall tiling, contrasting black fittings and a contemporary vertical radiator, the room is complemented by a frosted window providing natural light and ventilation.

BEDROOM TWO 9'4" x 12'9" (2.85m x 3.89m)

A well-presented bedroom positioned to the front of the property, offering comfortable accommodation for a child, guest bedroom or home office. The room enjoys a pleasant outlook via a window to the front elevation and provides ample space for bedroom furniture. Tastefully decorated and finished with neutral carpeting, this versatile room would suit a variety of requirements.

BEDROOM THREE 7'10" x 10'8" (2.40m x 3.26m)

A further well-proportioned bedroom enjoying a pleasant outlook over the rear garden. Currently utilised as a child's bedroom, the room offers ample space for a bed and accompanying furniture whilst remaining bright and inviting throughout. Finished in attractive neutral tones with a large window providing plenty of natural light, this versatile room would be ideal as a bedroom, nursery or home office.

BEDROOM FOUR 7'6" x 10'8" (2.30m x 3.26m)

A comfortable fourth bedroom overlooking the rear garden, currently arranged as a child's bedroom. The room offers space for a bed and additional furniture, whilst the large window allows for an abundance of natural light. Well presented throughout, this versatile room could also be utilised as a nursery, dressing room or home office depending on individual requirements

BATHROOM 6'9" x 7'8" (2.06m x 2.34m)

A beautifully appointed three-piece family bathroom finished to a high standard, incorporating a panelled bath with contemporary glazed shower screen and shower over, vanity wash basin and low-level WC. Stylish marble-effect wall tiling, modern black fixtures and fittings, a heated towel radiator and a frosted rear window combine to create a sleek and elegant space, ideal for everyday family living.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/the-moorings-burnley>

LOCATION

Situated within a popular and family-friendly residential development, this superb home is ideally positioned for access to a range of local amenities, schools and transport links. Families will particularly appreciate the close proximity to both St Mary Magdalene's Catholic Primary School and Wellfield Methodist & Anglican Church School, together with the highly regarded Chez Nanny Day Nursery. Nearby shops, supermarkets, leisure facilities and everyday amenities are all within easy reach, whilst excellent road connections provide convenient access to neighbouring towns and the wider motorway network. The location offers an excellent balance of modern convenience and family-oriented living.

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

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



Hilton & Horsfall

BB12 OTP

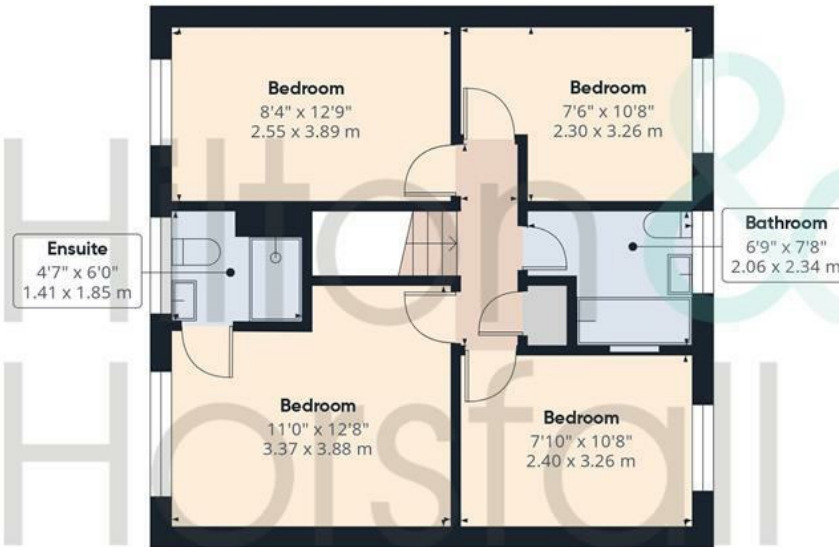
OUTSIDE

To the front of the property is a generous block-paved driveway providing ample off-road parking, complemented by attractive planting and a well-maintained frontage. To the rear is an enclosed family-friendly garden designed for ease of maintenance, featuring an artificial lawn, decked seating area and secure fencing, creating an excellent space for children to play and for outdoor entertaining. The garden enjoys a good degree of privacy and can be accessed directly from the impressive open-plan living kitchen via large sliding doors, seamlessly connecting the indoor and outdoor living spaces.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1297 ft²

120.7 m²

Reduced headroom

6 ft²

0.6 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.



Hilton &
Horsfall



Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024