



Hilton &
Horsfall

BB12 0TF

Longton Road, Burnley

Offers In The Region Of £175,000

- Two bedroom semi-detached home
- Tucked away in a quiet cul-de-sac
- Open plan living room through to kitchen
- Modern fitted kitchen & bathroom
- Conservatory with garden access
- Private rear garden with summer house & two parking spaces

Situated within a quiet cul-de-sac setting, this well-presented two-bedroom semi-detached home offers a perfect opportunity for first-time buyers, downsizers or investors alike. The property boasts a bright and spacious living room with open access through to a stylish fitted kitchen, creating a sociable and free-flowing ground floor layout ideal for modern living. To the first floor are two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from two allocated parking spaces to the front and a private, tiered garden to the rear with a summer house, providing a versatile outdoor space. With its tucked away position, pleasant outlook and ready-to-move-into condition, this is a fantastic home not to be missed.



Hilton & Horsfall



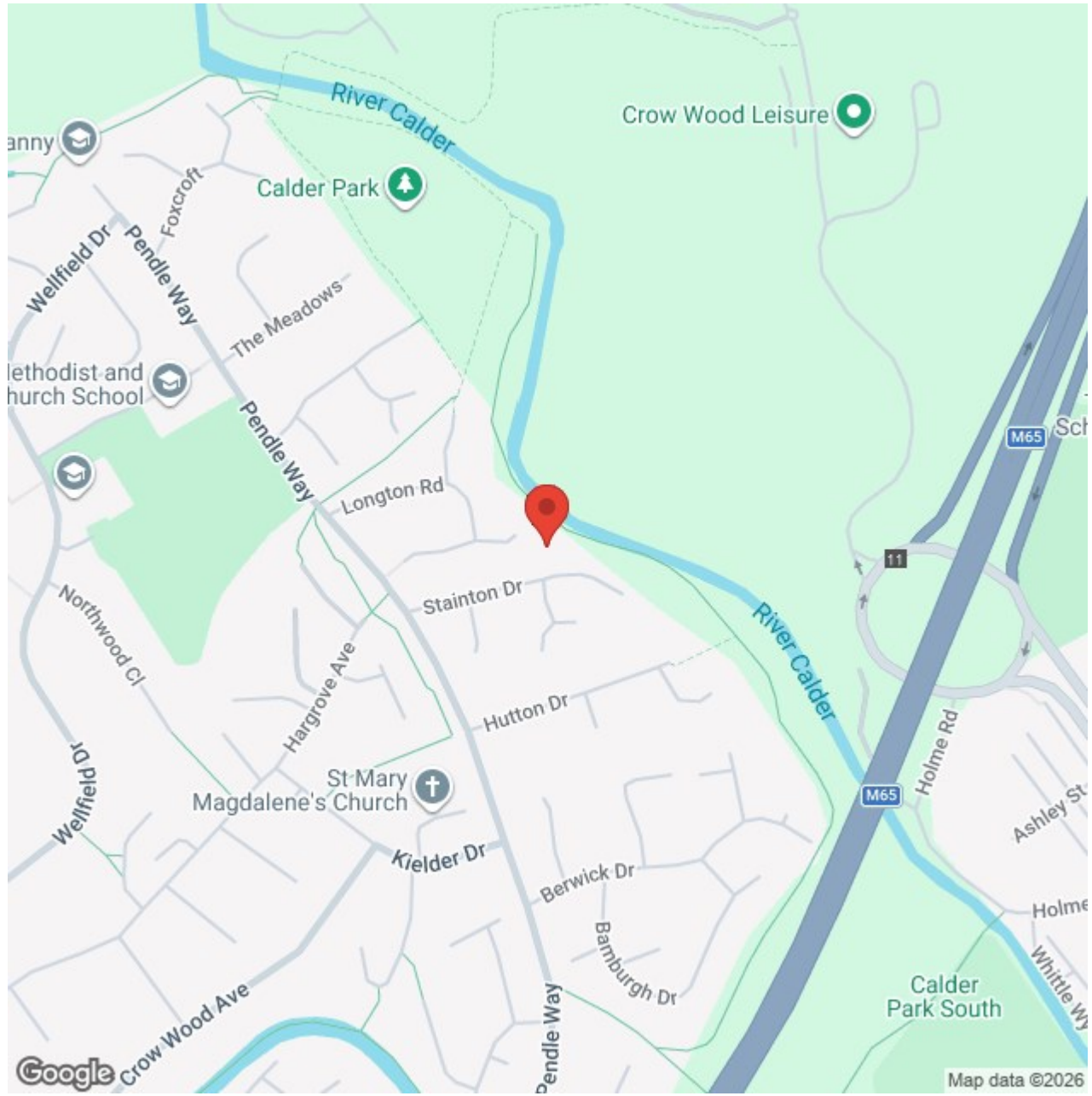
Hilton & Horsfall



Hilton & Horsfall



Hilton & Horsfall





Lancashire

Situated within a quiet cul-de-sac setting, this well-presented two-bedroom semi-detached home offers a perfect opportunity for first-time buyers, downsizers or investors alike. The property boasts a bright and spacious living room with open access through to a stylish fitted kitchen, creating a sociable and free-flowing ground floor layout ideal for modern living. To the first floor are two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from two allocated parking spaces to the front and a private, tiered garden to the rear with a summer house, providing a versatile outdoor space. With its tucked away position, pleasant outlook and ready-to-move-into condition, this is a fantastic home not to be missed.

GROUND FLOOR

ENTRANCE PORCH 3'4" x 3'3" (1.03m x 1.00m)

LIVING ROOM 14'9" x 10'5" (4.50m x 3.20m)

A spacious and well-presented living room featuring a bay window to the front elevation, allowing for plenty of natural light and creating a bright, welcoming atmosphere. The room offers ample space for furnishings and is finished with neutral décor and modern flooring throughout. Open access leads through to the kitchen, creating a sociable layout ideal for both everyday living and entertaining, while the staircase provides access to the first floor.

KITCHEN 14'9" x 7'10" (4.51m x 2.39m)

A stylish and well-appointed kitchen fitted with a range of matching wall and base units complemented by contrasting work surfaces and tiled splashbacks. The space offers ample storage and preparation space, along with room for freestanding appliances, also having an integrated dishwasher and a practical layout ideal for everyday use. The kitchen benefits from open access to the living room, enhancing the overall flow of the ground floor, and provides direct access through to the conservatory, allowing for additional dining or seating space while enjoying views over the rear garden.

CONSERVATORY 8'9" x 7'4" (2.68m x 2.24m)

A bright and inviting conservatory offering additional living or dining space, with surrounding windows allowing for an abundance of natural light and pleasant views over the rear garden. The room provides direct access out to the garden and serves as a versatile area, ideal for relaxing, entertaining or everyday use.

FIRST FLOOR / LANDING

BEDROOM ONE 11'1" x 9'1" (3.39m x 2.79m)

A well-presented and generously sized double bedroom featuring a window overlooking the rear garden, allowing for plenty of natural light and a pleasant outlook. The room benefits from fitted mirrored wardrobes providing ample storage space, along with neutral décor and a calm, modern finish, making it ready for immediate occupation.

BEDROOM TWO 8'3" x 7'2" (2.52m x 2.20m)

A well-proportioned second bedroom currently utilised as a home office, featuring a window overlooking the rear garden and allowing for plenty of natural light. The room offers flexibility for a variety of uses including a bedroom, nursery or workspace, with neutral décor providing a bright and inviting feel throughout.

BATHROOM 5'5" x 5'10" (1.66m x 1.78m)

A modern three-piece bathroom suite comprising a panelled bath with overhead shower, low level WC and pedestal wash hand basin. Finished with complementary tiled walls and a clean, neutral décor, the space offers a bright and well-maintained feel, ideal for everyday use.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/longton-rd-burnley>

LOCATION

Situated on Longton Road in Burnley, the property is tucked away in a peaceful cul-de-sac setting whilst remaining conveniently positioned for access to local amenities, schools and transport links. Burnley town centre is within easy reach, along with nearby countryside walks and scenic surroundings, making this an ideal location for those seeking a balance of convenience and tranquillity.

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.



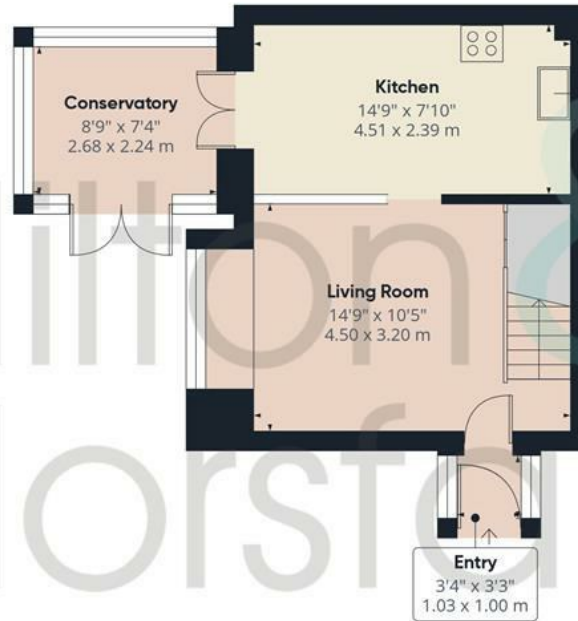
Hilton &
Horsfall

BB12 OTF

OUTSIDE

Occupying a pleasant position within a quiet cul-de-sac, this property benefits from two allocated parking spaces to the front. To the rear is a private, tiered garden with a lawned area, planted borders and a flagged patio seating space—ideal for outdoor dining. The garden also houses a detached summer house, providing a versatile space suitable for a home office, hobby room or relaxation area. The rear aspect enjoys an open outlook, adding to the sense of space and privacy.



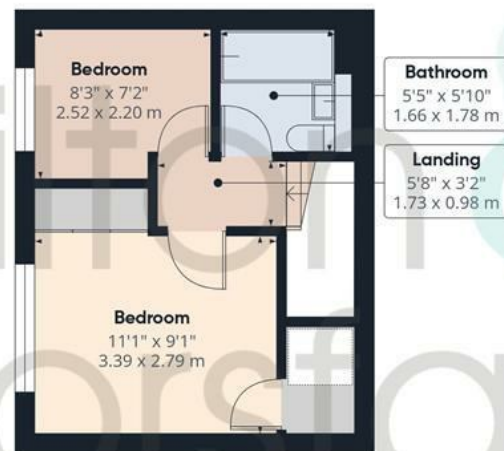


Ground Floor

Approximate total area⁽¹⁾

607 ft²

56.4 m²



Floor 1



(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.





Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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