



Hilton &
Horsfall

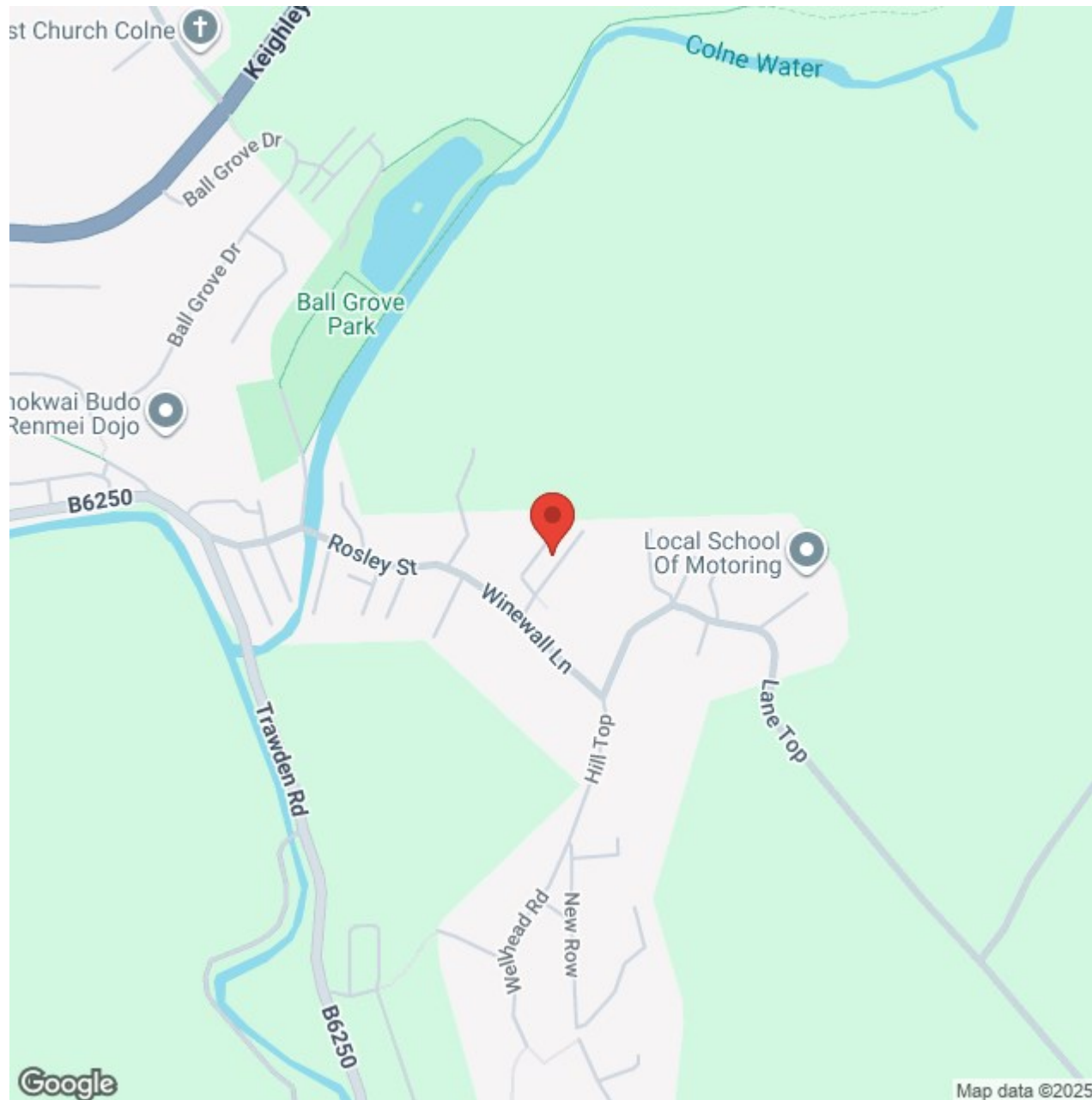
BB8 8BY

Hawley Street, Winewall

Offers In The Region Of £149,950

A superb property located in the idyllic village of Trawden. Perfect for first time buyers, this property affords many noteworthy features and briefly comprises of: Entrance vestibule, spacious living room with log-burning stove, a fully fitted kitchen, 2 well proportioned bedrooms and a 3 piece house bathroom. Externally to the front of the property is a flagged garden forecourt, perfect for sitting out during the warmer months. To the rear is an off-road parking space and space for a shed. Within close proximity of the M65 motorway link providing easy access to Burnley, Preston, Manchester and beyond. One not to be missed. Freehold. Council Tax Band 'A'.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

With uPVC front door and tiled flooring.

LIVING ROOM

A spacious living room boasting feature fireplace with log-burning stove and stone hearth, ceiling coving, tv point, fitted storage cupboard, central heating radiator and uPVC window to front elevation.

KITCHEN

A fully fitted kitchen offering a range of wall and base units, contrasting worktops, breakfast bar, inset stainless steel sink with chrome mixer tap, integrated Indesit cooker, 4 ring gas hob, plumbing for washing machine, access to under-stairs storage, uPVC window and door to rear elevation and staircase leading to first floor landing.

FIRST FLOOR / LANDING

With access to loft space.

BEDROOM ONE

A room of double proportions with exposed brick feature wall, original cast iron fireplace, central heating radiator and uPVC window to front elevation.

BEDROOM TWO

A well proportioned bedroom with central heating radiator and uPVC window to rear elevation.

BATHROOM

A 3 piece house bathroom with low level w.c, pedestal sink with chrome taps, panelled bathtub with overheard shower and glass screen, tiled walls, wood effect flooring, central heating radiator and uPVC window to rear elevation.

EXTERNALLY

Externally to the front of the property is a flagged forecourt, perfect for garden furniture. To the rear is an off-road parking space and space for a shed.

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,

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OUTSIDE

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