









BB10 4QH

## Brownhill Avenue, Burnley

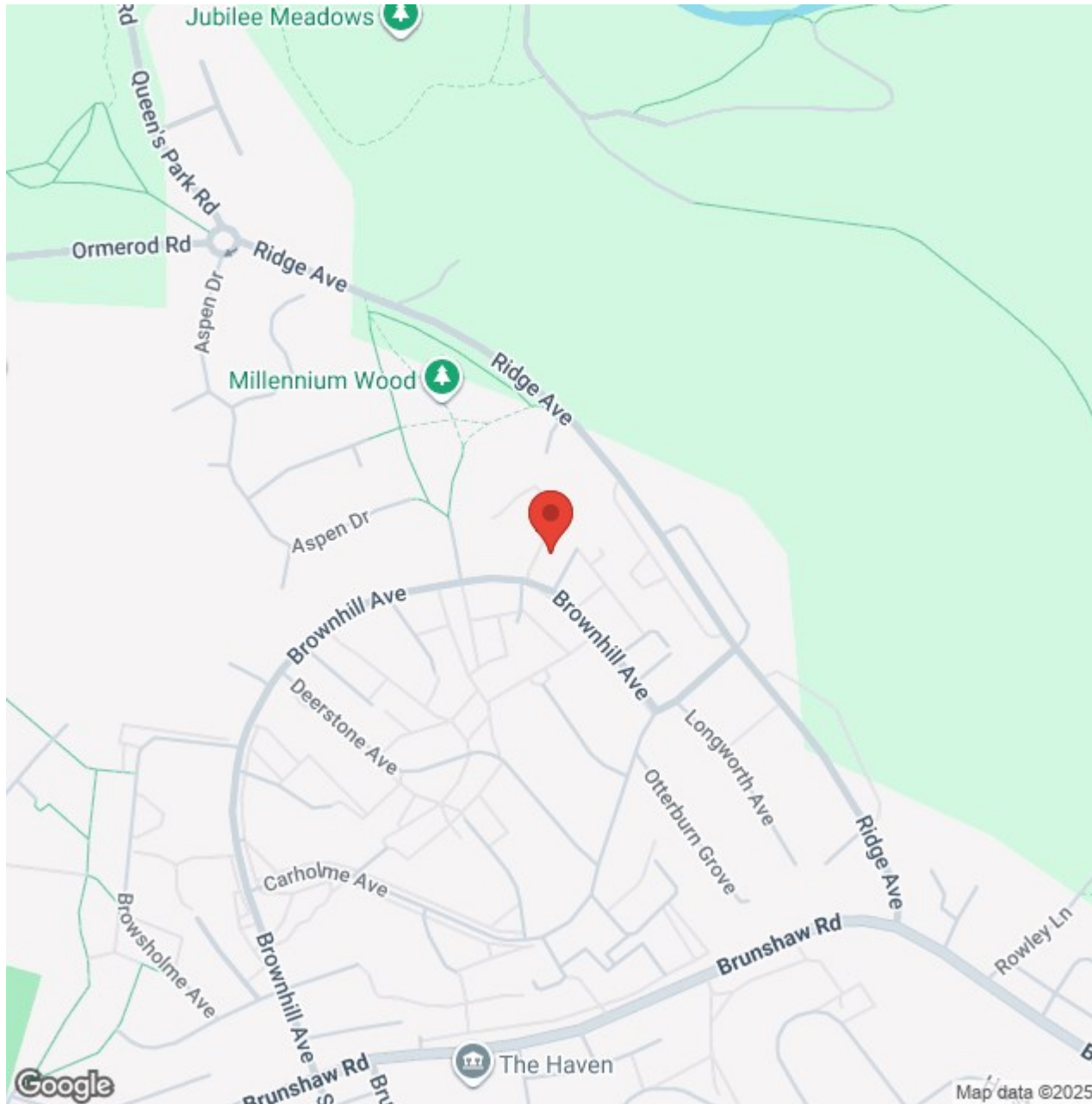
### Offers In The Region Of £99,500

- Two-bedroom mid-terrace property
- Spacious living room and fitted kitchen
- Separate bathroom and WC
- Enclosed rear garden
- Double glazing and gas central heating
- Convenient location close to amenities and transport links

Hilton & Horsfall are delighted to bring to the market this two-bedroom mid-terrace property located on Brownhill Road, Burnley. Offering spacious accommodation throughout, the property presents an ideal opportunity for first-time buyers, small families, or investors alike. Internally, the property briefly comprises an entrance hallway, a generous living room, a fitted kitchen with dining area, two well-proportioned bedrooms, a bathroom, and a separate WC. Externally, there is an enclosed garden to the rear and a lawned area to the front. Positioned close to local amenities, schools, and transport links, this property provides both comfort and convenience in a well-connected residential location.













## Lancashire

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## GROUND FLOOR

## ENTRANCE PORCH

**LIVING ROOM 14'11" x 12'2" ( 4.57m x 3.71m )**

A spacious and bright reception room positioned to the front elevation, featuring a large leaded window allowing ample natural light to fill the space. The room benefits from neutral décor with a feature wallpapered wall, fitted carpet, radiator, ceiling light point, and access to the staircase and kitchen beyond — providing a comfortable and versatile living area ideal for relaxing or entertaining.

**KITCHEN 14'11" x 11'8" (4.57m x 3.58m)**

A spacious fitted kitchen housing a range of wall, base, and drawer units with contrasting work surfaces, tiled splashbacks, and tiled flooring. Incorporating an integrated oven with a four-ring electric hob and extractor hood above, stainless steel sink with drainer, and plumbing for a washing machine. The room offers ample space for free-standing appliances and a dining area, with French doors providing direct access to the rear garden.

## FIRST FLOOR / LANDING

**BEDROOM ONE 12'7" x 9'1" (3.86m x 2.77m)**

Positioned to the rear elevation, this good-sized double bedroom offers an outlook over the garden. The room features a double-glazed window, central heating radiator, fitted carpet, and neutral décor — providing a comfortable and versatile space ideal as a main bedroom.

**BEDROOM TWO 15'1" x 11'3" (4.62m x 3.43m)**

Located to the front elevation, this well-proportioned second bedroom features a double-glazed window, central heating radiator, and fitted carpet. The room is finished in neutral tones and offers flexibility for use as a second bedroom, nursery, or home office.

**BATHROOM 5'4" x 5'10" (1.65m x 1.80m)**

A three-piece bathroom suite comprising a panelled bath, pedestal wash basin, and partial wall tiling. The room includes a patterned vinyl floor covering, a double-glazed window to the rear elevation, and a central heating radiator.

**WC 2'7" x 6'0" (0.79m x 1.85m)**

A separate WC fitted with a low-level toilet, double-glazed window, and patterned vinyl flooring.

## LOCATION

Situated within a popular residential area of Burnley, this property is conveniently positioned close to a range of local amenities, schools, and transport links. Brownhill Road offers easy access to Burnley town centre, regular bus routes, and the M65 motorway network, making it ideal for commuters. Nearby there are also a variety of parks, shops, and leisure facilities, providing convenience and community appeal for families and professionals alike.

## 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.

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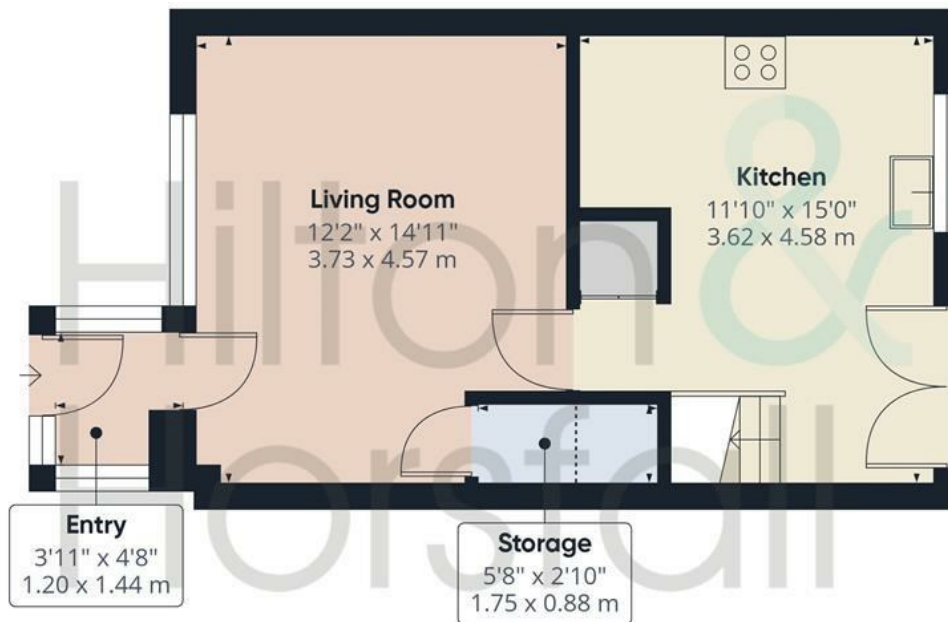




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## OUTSIDE

To the rear of the property is an enclosed garden offering a private outdoor space with fenced boundaries and gated access. To the front, there is a small lawned area and pathway leading to the entrance door. On-street parking is available nearby.



Ground Floor



Floor 1

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

704 ft<sup>2</sup>

65.4 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(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.





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