



Hilton &
Horsfall

BB12 6BP

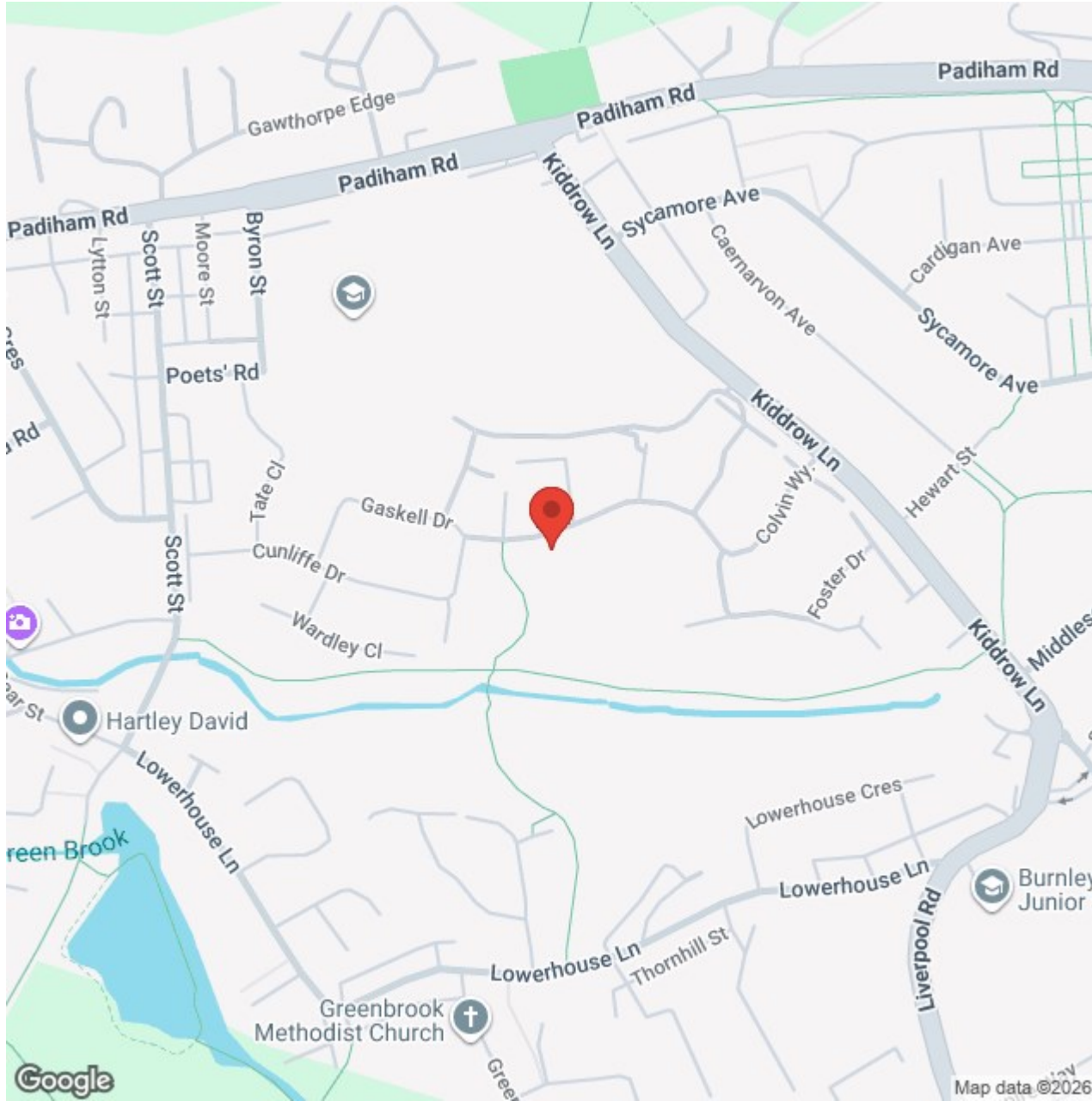
Colvin Way, Burnley

Offers In The Region Of £265,000

- Detached family home
- Three bedrooms
- Master bedroom with ensuite
- Modern dining kitchen
- Large rear garden & patio
- Driveway & EV charging point

A beautifully presented detached family home situated on a popular modern development in Burnley. Offering well proportioned living accommodation throughout, the property briefly comprises of an entrance hallway, spacious living room, modern dining kitchen, ground floor WC, three well sized bedrooms with the master bedroom having an ensuite shower room and a contemporary three piece bathroom suite. Externally the property benefits from a driveway providing off road parking to the front elevation, whilst to the rear is a generous enclosed garden mainly laid to lawn with an impressive patio seating area, ideal for outdoor dining and entertaining. Conveniently located for local amenities, schools, transport links and access onto the M65 motorway network. Early viewing is highly advised.







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway with contemporary decor and a staircase leading to the first floor / landing. Having modern internal doors, fitted carpeting and access through to the living room and a useful ground floor WC.

GROUND FLOOR WC

A useful two piece ground floor WC comprising of a low level WC, pedestal sink with chrome mixer tap, partially tiled walls and fitted flooring.

LIVING ROOM

A spacious and tastefully presented living room having a large bay fronted window allowing ample natural light through. The room offers plenty of space for freestanding furniture, fitted carpeting, contemporary decor and a doorway leading through to the dining kitchen.

DINING KITCHEN

A modern fitted dining kitchen having a range of matching wall and base units with contrasting working surfaces, inset sink with chrome mixer tap, integrated oven with a four ring gas hob and extractor hood over and space / plumbing for freestanding appliances. Ample space for a dining table and chairs with the added benefit of patio doors leading out onto the rear garden and patio area.

BEDROOM ONE

A well proportioned double bedroom positioned to the front of the property having fitted carpeting, a built in wardrobe, ample space for freestanding furniture and access through to the ensuite shower room.

ENSUITE SHOWER ROOM

A modern three piece ensuite shower room comprising of a walk in shower with chrome fittings, low level WC, pedestal sink with chrome mixer tap, partially tiled walls and a frosted window to the side elevation.

BEDROOM TWO

A well presented bedroom positioned to the rear of the property having a window overlooking the rear garden, fitted carpeting and space for freestanding furniture.

BEDROOM THREE

A versatile third bedroom currently utilised as a home office, having a window to the rear elevation, fitted carpeting and space for freestanding furniture.

BATHROOM

A modern three piece bathroom suite comprising of a panelled bath with chrome fittings, low level WC, vanity sink with chrome mixer tap, partially tiled walls and a frosted window to the side elevation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/colvinwayburnley>

LOCATION

Situated on a popular modern development in Burnley, this property is conveniently positioned for access to a range of local amenities, schools and transport links. The M65 motorway network is only a short drive away providing excellent access through to neighbouring towns and cities. Towneley Park is also within comfortable reach offering scenic walks and outdoor space, making this an ideal location for families and commuters alike.

PUBLISHING

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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.



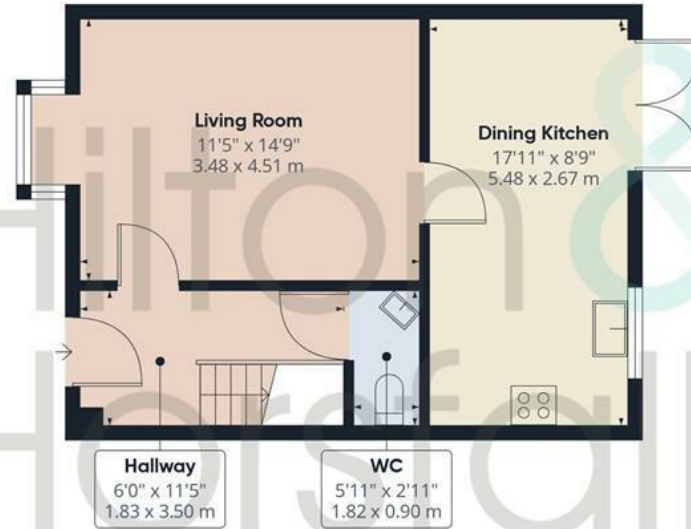
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OUTSIDE

Externally to the front elevation is a driveway providing off road parking along with an EV charging point. To the rear is a generous enclosed garden having a large patio seating area and a lawned garden with mature tree lined backdrop, offering an ideal space for outdoor dining, entertaining and family use.



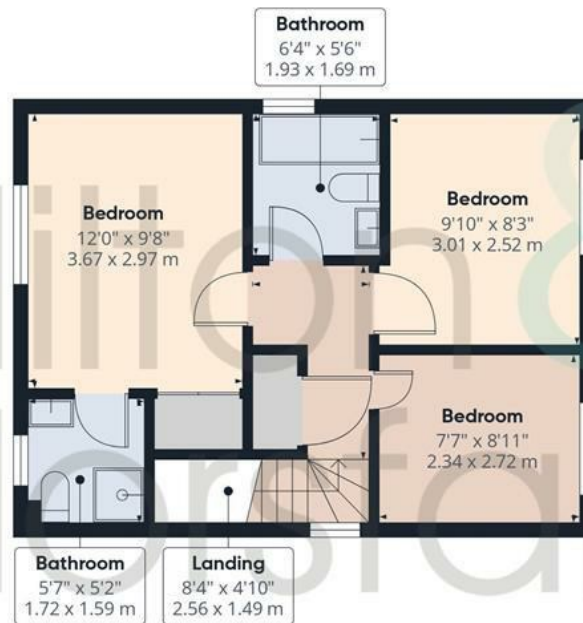


Ground Floor

Approximate total area⁽¹⁾

815 ft²

75.8 m²



Floor 1

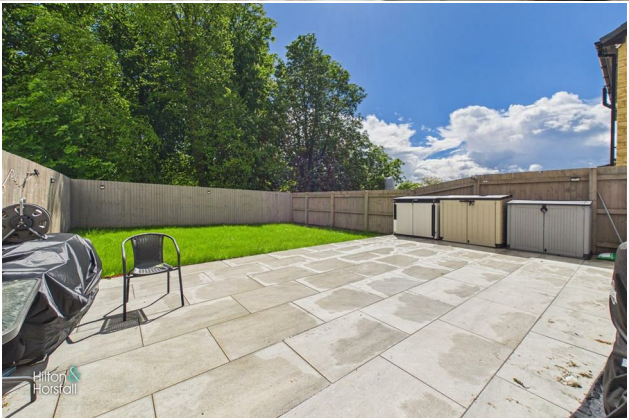


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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