





Hilton &  
Horsfall

BB10 2NS

## Sutton Avenue, Burnley

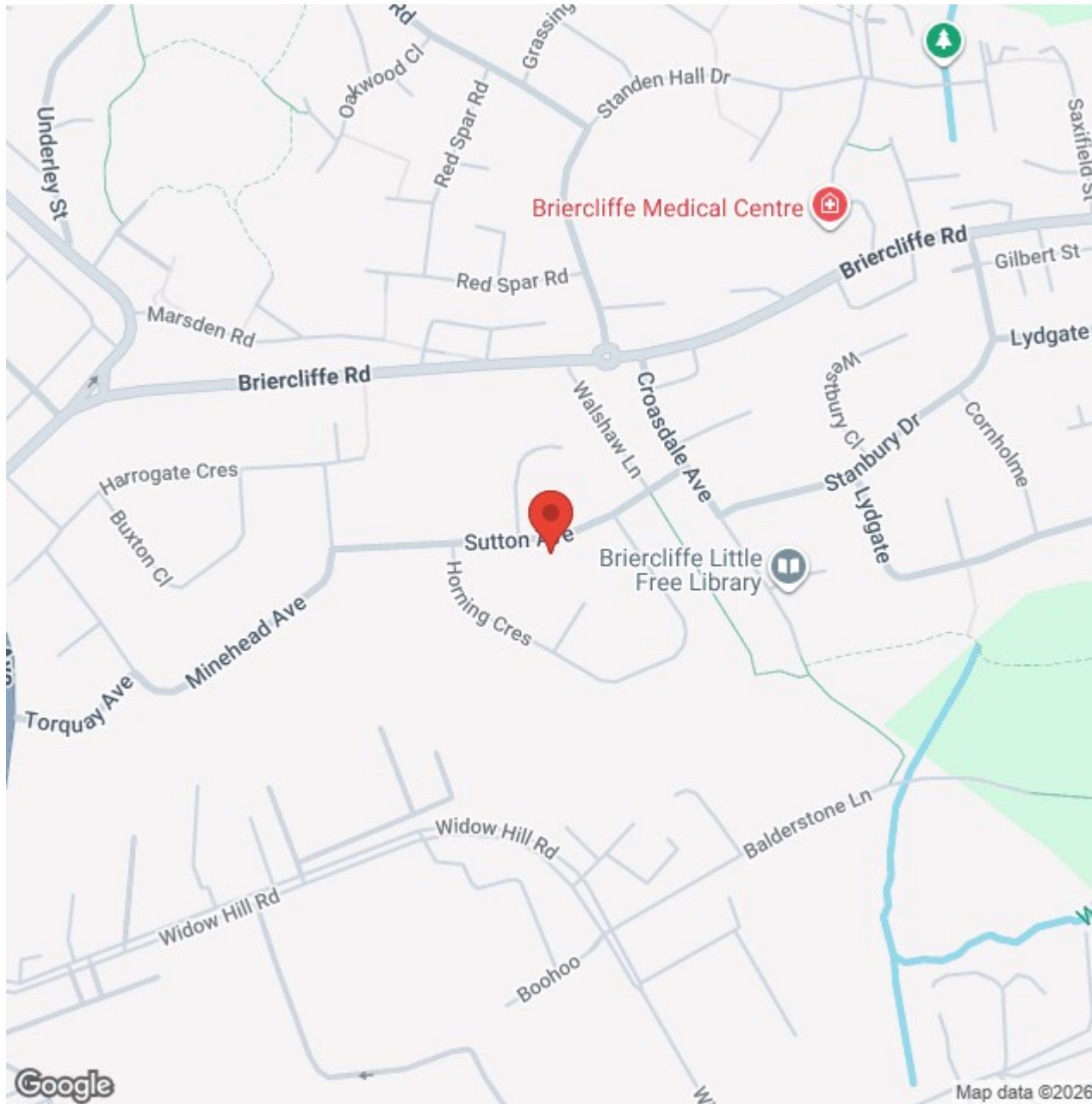
### Offers In The Region Of £220,000

- Three bedroom semi-detached home
- Beautifully presented throughout
- Two reception rooms & conservatory
- Modern fitted kitchen & bathroom
- South-facing rear garden with patio
- Driveway & detached single garage

A beautifully presented three-bedroom semi-detached home located in a popular residential area of Burnley, offering spacious and well-maintained accommodation throughout. This lovely property has been clearly cared for by the current owner and briefly comprises a welcoming living room to the front, a dining room leading through to a bright conservatory, and a fitted kitchen with access to the rear porch. To the first floor are three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property benefits from a driveway providing off-road parking leading to a detached single garage.

To the rear is a well-kept south-facing garden with patio and seating areas, perfect for enjoying the sunshine and outdoor entertaining. Ideally suited for families or first-time buyers, this is a fantastic opportunity to acquire a ready-to-move-into home.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

#### LIVING ROOM 13'3" x 11'6" (4.04m x 3.53m)

A beautifully presented and well-proportioned living room positioned to the front of the property, filled with natural light courtesy of a large window. The space features a modern fireplace creating a lovely focal point, along with neutral décor and quality flooring throughout, offering a warm and inviting setting ideal for relaxing or entertaining.

#### DINING ROOM 7'3" x 9'2" (2.21m x 2.81m)

A well-proportioned dining room positioned to the rear of the property, offering ample space for a dining table and chairs. The room benefits from sliding doors leading through to the conservatory, allowing for plenty of natural light and creating a seamless flow ideal for entertaining. There is also access through to the kitchen, making it a practical and sociable space for everyday living.

#### CONSERVATORY 11'3" x 8'5" (3.43m x 2.57m)

A bright and spacious conservatory overlooking the rear garden, providing an excellent additional reception space. With surrounding windows and a glazed roof allowing for an abundance of natural light, this room creates a relaxing environment ideal for sitting and enjoying the garden views all year round.

#### KITCHEN 9'5" x 8'7" (2.88m x 2.63m)

A well-presented fitted kitchen offering a range of matching wall and base units with complementary work surfaces and tiled splashbacks. The space incorporates integrated appliances along with space for additional white goods, and benefits from a window providing natural light. The kitchen opens into a useful rear porch with external access, and also provides access through to the dining room, creating a practical layout for everyday living.

#### REAR PORCH 3'8" x 6'7" (1.14m x 2.03m)

#### FIRST FLOOR / LANDING

A bright and well-presented landing area with a frosted window allowing for natural light, providing access to all first floor rooms. The space is neutrally decorated and well maintained, continuing the clean and inviting feel throughout the property.

#### BEDROOM ONE 12'4" x 9'7" (3.76m x 2.93m)

A well-proportioned double bedroom positioned to the front of the property, benefiting from a large window allowing for plenty of natural light. The room is neutrally decorated and offers ample space for bedroom furniture, creating a comfortable and relaxing environment.

#### BEDROOM TWO 8'4" x 9'6" (2.55m x 2.91m)

A further well-proportioned double bedroom located to the rear of the property, enjoying pleasant outlooks. The room offers ample space for bedroom furniture and is tastefully presented, making it ideal as a guest room or additional main bedroom.

#### BEDROOM THREE 9'6" x 5'4" (2.92m x 1.65m)

A well-presented single bedroom positioned to the front of the property, ideal for use as a child's bedroom, home office or study. The room benefits from a window providing natural light and offers space for essential furniture.

#### BATHROOM 5'5" x 6'1" (1.67m x 1.86m)

A modern three-piece bathroom suite comprising a panelled bath with shower over, pedestal wash basin and low level WC. The room is fully tiled and benefits from a window to the rear allowing for natural light, creating a clean and contemporary space.

#### DETACHED GARAGE 16'1" x 9'1" (4.91m x 2.78m)

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/sutton-avenue-burnley>

### LOCATION

Situated in a well-established and sought-after area of Burnley, this property is conveniently located for a range of local amenities, schools and transport links. Burnley town centre is within easy reach, offering supermarkets, shops, restaurants and leisure facilities. There are also good access routes to neighbouring towns such as Nelson and Colne, as well as access to the M65 motorway network, making it ideal for commuters.

### 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.



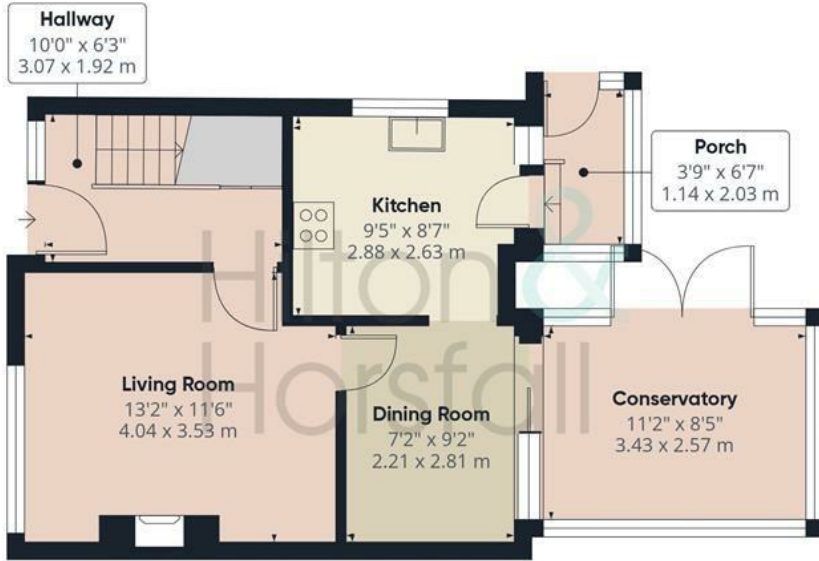
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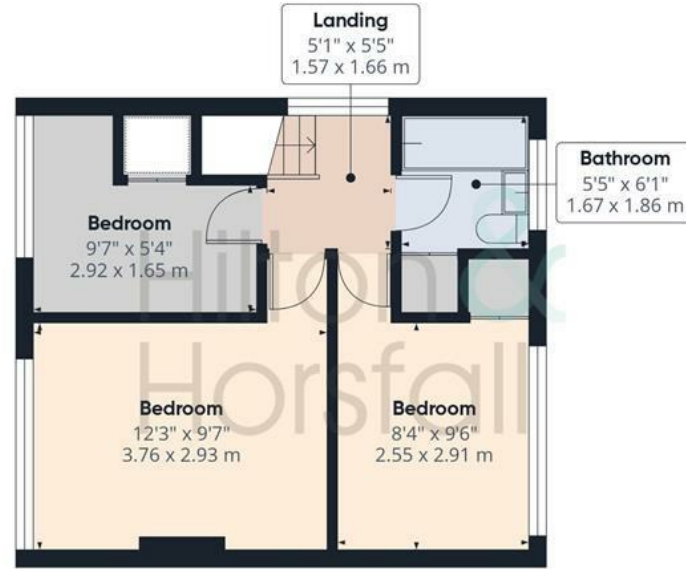
## OUTSIDE

Occupying a pleasant position on a popular residential development, this well-presented semi-detached home boasts a driveway providing off-road parking leading to a detached single garage. To the rear is a beautifully maintained south-facing garden, predominantly laid with decorative stone for ease of maintenance, complemented by a variety of mature shrubs, plants and seating areas—perfect for enjoying the sunshine throughout the day. There is also a paved patio area ideal for outdoor dining and entertaining.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>

986 ft<sup>2</sup>

91.7 m<sup>2</sup>

(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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