



Hilton &
Horsfall

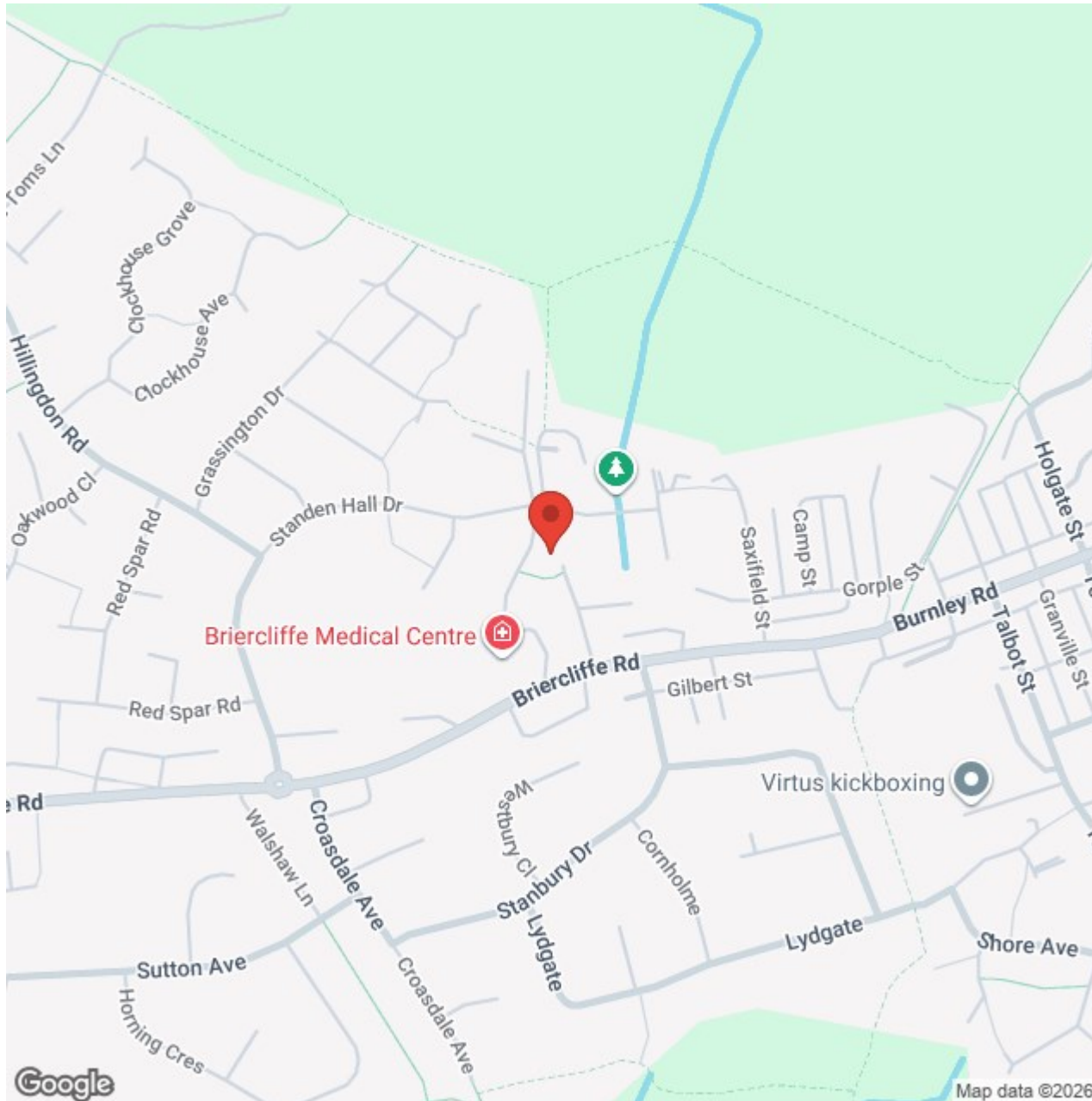
Oaken Bank, Burnley

Offers In The Region Of £320,000

- Superb detached family home
- Four well proportioned bedrooms
- Ensuite shower room & stylish family bathroom
- Modern fitted kitchen with granite worktops & centre island
- Beautiful enclosed rear garden with patio seating areas
- Detached garage, driveway parking & cul-de-sac position

A superb four bedroom detached family home situated within a quiet cul-de-sac position in the highly sought after Harle Syke area of Burnley. Beautifully presented throughout, this spacious property briefly comprises an entrance hallway, newly installed Villeroy & Boch ground floor w.c, generous living room, modern fitted kitchen with granite work surfaces and centre island, dining room and a bright garden room overlooking the rear garden. To the first floor are four well proportioned bedrooms, a contemporary family bathroom and an ensuite shower room serving the principal bedroom. Externally the property boasts a beautifully maintained enclosed rear garden with patio seating areas, mature planting and a laid lawn, ideal for entertaining and family use. To the front is a driveway providing off road parking leading to a detached garage with power and lighting, which also offers potential for conversion into a home office or gym subject to the necessary permissions. Conveniently located close to well regarded schools, local amenities, doctors surgeries, Burnley General Teaching Hospital and excellent transport links including the M65 motorway network, this would make an ideal home for growing families.







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Lancashire

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GROUND FLOOR

HALLWAY 9'6" x 4'5" (2.91m x 1.36m)

A welcoming entrance hallway having a composite front door, modern flooring, radiator, staircase leading to the first floor / landing and access through to the newly installed ground floor w.c.

GROUND FLOOR WC 6'3" x 4'6" (1.92m x 1.39m)

A newly installed two piece Villeroy & Boch ground floor w.c. comprising a low level w.c., vanity sink unit with chrome mixer tap, modern flooring, window to the front elevation and contemporary fittings.

LIVING ROOM 15'10" x 11'10" (4.83m x 3.61m)

A spacious and tastefully presented living room having a large uPVC double glazed window to the front elevation, feature fireplace with inset gas fire, ceiling coving, radiator and double doors leading through to the dining room.

DINING ROOM 10'5" x 9'1" (3.18m x 2.79m)

A well proportioned dining room offering ample space for a family sized dining table and chairs, having radiator, ceiling coving and double doors leading through to the garden room, creating an excellent space for entertaining and open plan family living.

GARDEN ROOM 10'11" x 7'9" (3.34m x 2.38m)

A bright and airy garden room having large uPVC double glazed windows enjoying views over the rear garden, modern flooring, recessed spotlights, French doors leading out onto the patio and a useful built in utility/storage cupboard housing plumbing for a washing machine and space for a tumble dryer.

KITCHEN 9'1" x 12'3" (2.77m x 3.74m)

A beautifully presented modern fitted kitchen having a range of wall and base units, granite work surfaces, centre island with breakfast bar seating and integrated microwave, inset sink with chrome mixer tap, integrated oven / grill, electric hob with extractor hood over, useful built in storage cupboard, space for further appliances, recessed spotlights, radiator, under unit lighting and uPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR / LANDING

A light and airy first floor landing having a window to the side elevation, loft access, storage cupboard and doors leading through to four well proportioned bedrooms, the ensuite shower room and family bathroom.

BEDROOM ONE 9'1" x 11'8" (2.78m x 3.57m)

A spacious double bedroom having fitted mirrored wardrobes providing ample storage, a window to the front elevation enjoying pleasant outlooks and access through to the ensuite shower room.

ENSUITE 7'8" x 2'11" (2.34m x 0.91m)

A well presented three piece ensuite shower room comprising a shower cubicle, pedestal sink, low level WC, chrome heated towel radiator and a frosted window to the side elevation.

BEDROOM TWO 9'0" x 10'5" (2.76m x 3.20m)

A generous double bedroom positioned to the rear of the property, currently utilised as a stylish child's bedroom, having a window overlooking the rear garden and ample space for bedroom furniture.

BEDROOM THREE 7'5" x 10'9" (2.27m x 3.29m)

A further well proportioned bedroom positioned to the rear of the property having fitted wardrobes with sliding doors, ample space for furnishings and a window overlooking the rear garden.

BEDROOM FOUR 9'5" x 6'3" (2.88m x 1.91m)

A versatile fourth bedroom positioned to the front elevation having a window to the front, space for furnishings and currently utilised as a dressing room. The room could also be used as a nursery, home office or study depending on requirements.

BATHROOM 6'1" x 5'7" (1.87m x 1.71m)

A beautifully presented three piece family bathroom comprising a panelled bath with shower attachment, vanity sink, low level WC, chrome heated towel radiator and a frosted window to the side elevation. Finished with attractive tiled walls and stylish décor throughout.

DETACHED GARAGE 18'1" x 8'9" (5.52m x 2.69m)

A detached garage having an up and over door, power, lighting and an external water tap. Offering excellent versatility, the garage could also lend itself to conversion into a home gym, office or hobby room, subject to any necessary planning permissions and building regulations.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/oaken-bank-burnley>

LOCATION

Positioned within the ever popular Harle Syke area, this attractive family home is conveniently situated for a range of nearby amenities including well regarded primary and secondary schools, local shops, supermarkets, doctors surgeries and transport links. Burnley General Teaching Hospital is also within comfortable driving distance, whilst the nearby M65 motorway network offers excellent access towards Blackburn, Preston and Manchester. The property is also surrounded by scenic countryside and walking routes, making it an ideal location for families and commuters alike.

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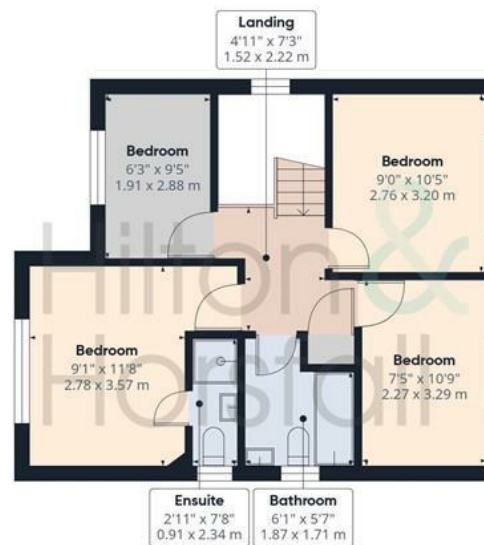
OUTSIDE

Externally the property benefits from a well maintained lawned garden to the front with a driveway providing off road parking leading to the detached garage. To the rear is a private and enclosed garden having a flagged patio seating area, mature hedging, lawned sections and planted borders, offering an ideal space for outdoor entertaining and family gatherings. The rear garden also enjoys a pleasant degree of privacy.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1272 ft²

118.2 m²

Reduced headroom

11 ft²

1 m²

(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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