



Hilton &
Horsfall

BB10 3JG

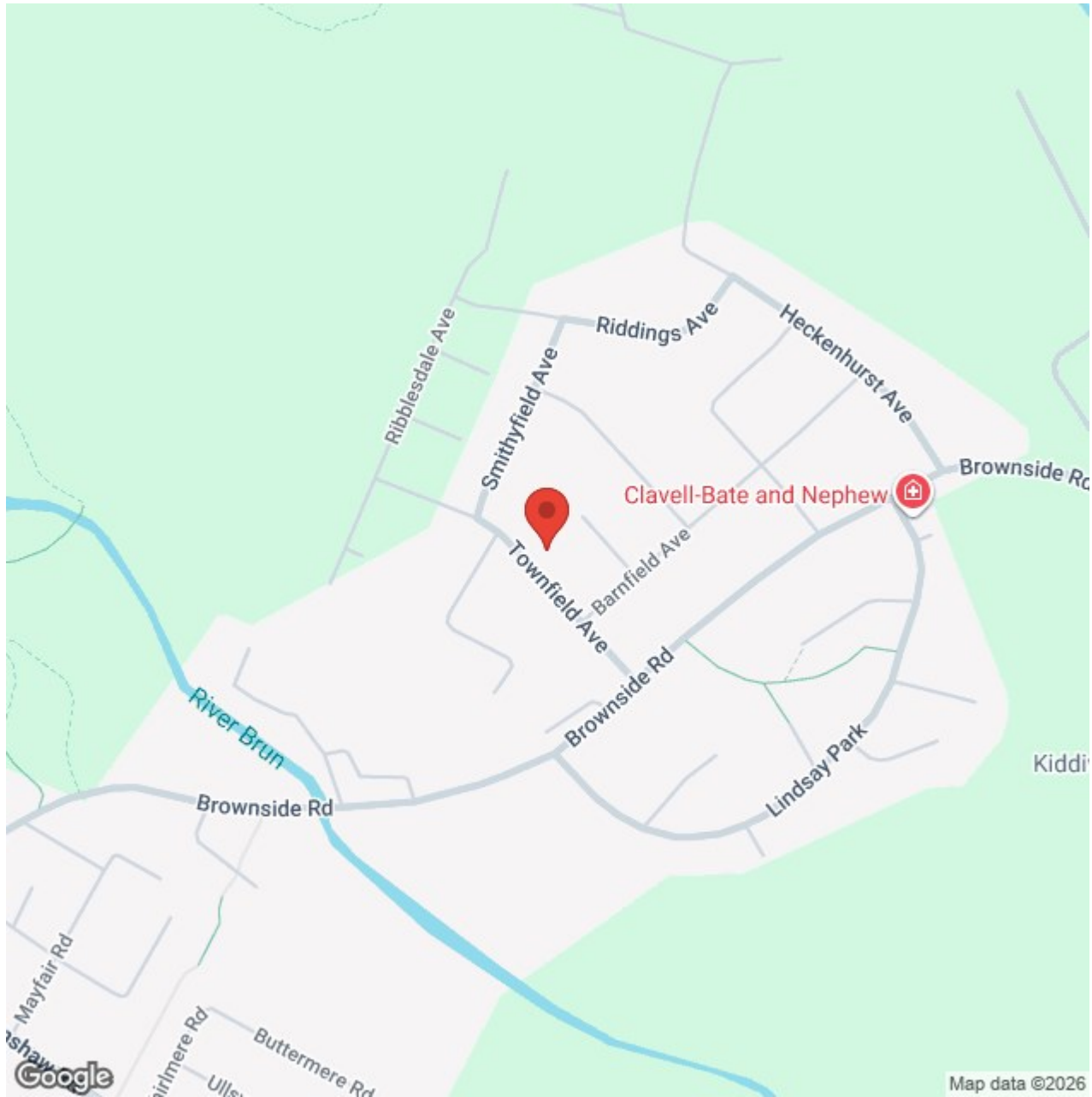
Townfield Avenue, Worsthorne

Offers In The Region Of £300,000

- Four bedroom family home
- Sought-after location
- Open plan living and dining areas
- Fitted breakfast kitchen with integrated appliances
- Recently landscaped rear garden ideal for entertaining
- Driveway parking and integral garage

A well-proportioned four bedroom family home situated on the outskirts of the sought-after village of Worsthorne, conveniently located for local amenities, transport links and both primary and secondary schools. The property offers spacious and versatile accommodation, briefly comprising of an entrance hallway with staircase to the first floor and access to the integral garage, a fitted breakfast kitchen with integrated appliances, an open plan dining area and a bay-fronted living room, ideal for modern family living and entertaining. To the first floor are four well-proportioned bedrooms, including a bedroom with ensuite shower room, along with a contemporary three-piece house bathroom. Externally, the property benefits from a large tarmac driveway providing off-road parking, access to the garage and a mature front lawn, while to the rear is a generously sized, enclosed garden that has recently been landscaped to create an impressive, low-maintenance outdoor space. Council Tax Band 'D'. Freehold. Early viewing is highly recommended.







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Lancashire

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GROUND FLOOR

Having a uPVC double glazed front door leading into:

ENTRANCE HALLWAY

Having 1x radiator, wood effect flooring, a staircase leading to the first floor / landing and access to the integral garage.

LIVING ROOM 15'2" x 11'5" (4.635m x 3.503m)

A family sized room, open plan to the dining room and ideal for hosting. Having a uPVC double glazed bay fronted window, television point, 1x radiator and recessed spot lights.

BREAKFAST KITCHEN 13'11" x 16'11" (4.245m x 5.157m)

A beautifully presented breakfast kitchen having fitted wall and base units in grey, contrasting work surfaces over, fitted breakfast bar, Karndean flooring, 4-ring gas hob, air extraction hood over, integrated oven / grill, space for an American style fridge / freezer, integrated microwave, large inset sink with a mixer tap, television point, integrated dishwasher, under stairs storage cupboard, wood effect flooring, a large uPVC double glazed window to the rear elevation, 2x patio doors leading out to the rear garden and double doors through to:

DINING ROOM 12'6" x 8'6" (3.816m x 2.615m)

An open plan room having a large uPVC double glazed tip&tilt patio door leading out to the rear garden, wood effect flooring, recessed spot lights, 1x radiator and ample space for a dining table / chairs.

INTEGRAL GARAGE 18'4" x 8'1" (5.595m x 2.488m)

Having power, lighting, plumbing for a washing machine, space for a tumble dryer, access to the Worcester boiler, a double glazed window to the side elevation and an 'up and over' style garage door.

FIRST FLOOR / LANDING

Having an inbuilt storage cupboard and access to the loft hatch.

BEDROOM ONE 10'3" x 15'9" (3.126m x 4.816m)

A room of double proportions having a large uPVC double glazed windows to the front elevation, recessed spot lights, 1x radiator and ample space for wardrobe / drawers.

BEDROOM TWO 14'9" x 7'1" (4.511m x 2.165m)

Another room of double proportions with 1x radiator, a uPVC double glazed window to the rear elevation, space for a wardrobe. drawers and access through to:

ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a low level w.c, walk-in shower cubicle, pedestal sink, mirrored vanity cupboard, tiled flooring, fully tiled walls, 1x chrome towel radiator and a large frosted uPVC double glazed window to the front elevation.

BEDROOM THREE 8'7" x 11'10" (2.617m x 3.611m)

Yet again another room of double proportions having recessed spot lights, space for a wardrobe / drawers, 1x radiator and a large uPVC double glazed window to the rear elevation.

BEDROOM FOUR 8'8" x 7'5" (2.647m x 2.275m)

A well proportioned room having 1x radiator and a uPVC double glazed window to the rear elevation.

HOUSE BATHROOM

A contemporary 3-piece suite comprising of: a panelled bath with a mixer tap, rainfall shower head, pedestal sink with a mixer tap, push button w.c, 1x chrome towel radiator, recessed spot lights, inbuilt shelving, tiled flooring, fully tiled walls and a uPVC double glazed frosted window to the side elevation.

LOCATION

Townfield Avenue is situated on the outskirts of the highly regarded village of Worsthorne, within easy reach of local amenities, well-regarded primary and secondary schools and excellent transport links. Burnley town centre is readily

accessible, while the surrounding countryside and nearby villages offer a range of leisure and outdoor opportunities, making this an ideal location for families and commuters alike.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/townfield-ave-burnley>

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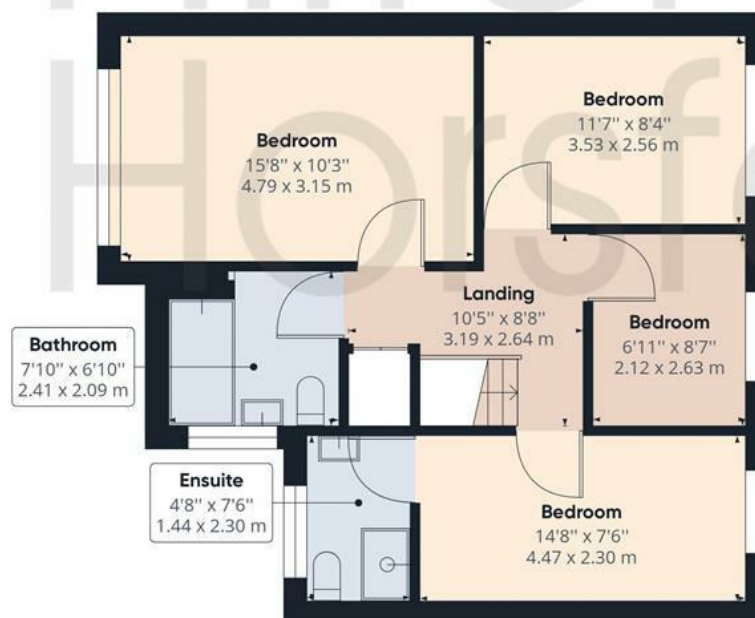
OUTSIDE

Externally to the front elevation is a large tarmac driveway providing ample off-road parking, access to the integral garage and a mature front lawn with established trees and shrubs. To the rear is a beautifully landscaped and recently redesigned garden, arranged over multiple levels to create an impressive outdoor entertaining space. The garden features extensive timber decking areas, ideal for seating and dining, along with a contemporary pebbled feature section incorporating sleeper steps and raised planters with mature planting. A further raised decked seating area to the rear offers a private spot for relaxing or hosting during the warmer months. Fully enclosed and designed with low maintenance in mind, the rear garden has been finished to a high standard and makes excellent use of the space available.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1290.80 ft²

119.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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