Hilton & Horsfall

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BB11 5AZ

Marlon Crescent, Burnley

£180,000

• Modern detached family home • Extended from original construction • Three bedrooms • Ground floor master bedroom with dressing area • Spacious open-plan living / dining space • Rear garden with potential to reinstate off-road parking

A well presented detached family home situated on a modern residential development in Burnley. Extended from the original construction, this spacious property offers contemporary living accommodation throughout and briefly comprises of: an entrance hallway, useful ground floor WC, modern fitted kitchen, impressive open-plan living and dining space with vaulted ceiling and Velux skylights, and a generous ground floor master bedroom with dressing area. To the first floor are two further well-proportioned bedrooms, one having access to an ensuite shower room, along with a modern three-piece bathroom suite. Externally the property benefits from an enclosed rear garden / yard providing an ideal space for relaxing and entertaining. The garden has been extended into what was originally the off-road parking area and could potentially be converted back if desired. Conveniently located for access to local amenities, schools and transport links including the nearby M65 motorway network. Early viewing is highly advised to fully appreciate what this home has to offer.

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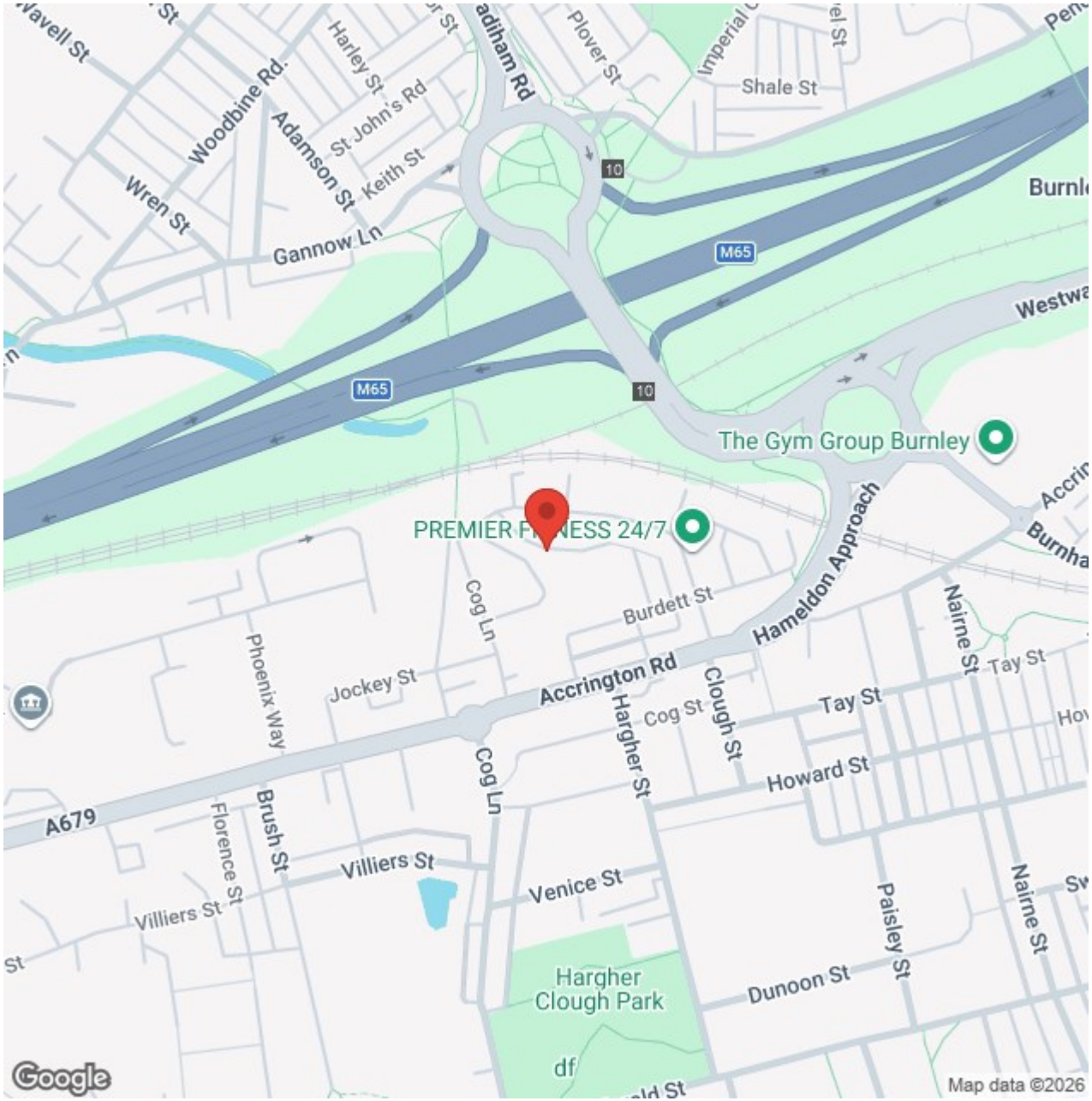
Wavell St
Woodbine Rd
Harley St
St John's Rd
Adamson St
Keith St
Wren St
Gannow Ln
Plover St
Shale St
M65
10
The Gym Group Burnley
PREMIER FITNESS 24/7
Hameldon Approach
Burdett St
Cog Ln
Phoenix Way
Jockey St
Accrington Rd
Hargher St
Clough St
Cog St
Tay St
Nairne St
Howard St
A679
Florence St
Brush St
Villiers St
Venice St
Paisley St
Hargher Clough Park
Dunoon St
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Lancashire

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ENTRANCE HALLWAY

A welcoming entrance hallway having contemporary flooring, neutral décor and staircase leading to the first floor / landing. The hallway provides access through to the principal ground floor rooms and adds to the bright and well-presented feel carried throughout the property.

GROUND FLOOR WC 4'1" x 4'9" (1.26m x 1.46m)

A useful two-piece ground floor cloakroom comprising a low level WC and pedestal hand wash basin. The room benefits from a frosted window allowing for natural light along with contemporary flooring and neutral décor throughout.

LIVING ROOM 20'4" x 11'5" (6.21m x 3.49m)

A stunning open-plan living space having a contemporary and stylish finish throughout. This extended reception room offers ample space for comfortable seating and dining furniture, complemented by a feature media wall with inset electric fire, vaulted ceiling and Velux skylights allowing for an abundance of natural light. French doors provide access out to the rear garden, creating the perfect indoor/outdoor entertaining space. Open access leads seamlessly through to the modern fitted kitchen, enhancing the sociable feel of the home.

KITCHEN 8'7" x 10'9" (2.63m x 3.30m)

A beautifully presented modern fitted kitchen offering a range of matching wall and base units with contrasting work surfaces and stylish splashbacks. The kitchen incorporates integrated appliances along with a breakfast bar seating area, creating the perfect space for both everyday living and entertaining. Finished with contemporary flooring and open access through to the extended living area, the room benefits from a bright and airy feel throughout.

BEDROOM ONE 10'5" x 10'5" (3.20m x 3.19m)

A spacious and beautifully presented master bedroom located on the ground floor, having ample space for bedroom furniture along with a large window allowing for plenty of natural light. The room is finished with neutral décor and soft carpeting throughout and benefits from open access through to a useful dressing area providing excellent wardrobe and storage space.

DRESSING AREA 10'5" x 12'0" (3.20m x 3.66m)

FIRST FLOOR / LANDING

BEDROOM TWO 10'6" x 11'0" (3.22m x 3.37m)

A well-proportioned bedroom located on the first floor having a large window allowing for plenty of natural light, along with ample space for bedroom furniture and study space if required. The room benefits from neutral décor, fitted carpeting and access through to a private ensuite shower room.

EN-SUITE SHOWER ROOM 7'0" x 4'7" (2.14m x 1.42m)

A modern three-piece ensuite shower room comprising a walk-in shower with tiled surround, low level WC and pedestal hand wash basin. The room benefits from part tiled walls, contemporary fittings and a frosted window allowing for natural light and ventilation.

BEDROOM THREE 8'7" x 9'1" (2.64m x 2.78m)

A generously sized third bedroom having two windows allowing for plenty of natural light, along with ample space for bedroom furniture. The room is currently utilised as a children's bedroom and is finished with fitted carpeting and neutral décor, making it an ideal guest room, nursery or home office if required.

BATHROOM 6'6" x 5'3" (2.00m x 1.61m)

A modern three-piece bathroom suite comprising a panelled bath with shower attachment, low level WC and pedestal hand wash basin. The room benefits from part tiled walls, neutral décor and a frosted window allowing for natural light and ventilation.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/marlon-crescent-bly

LOCATION

Situated within a modern residential development in Burnley, the property is conveniently positioned for access to local amenities, schools and transport links. Burnley town centre is only a short drive away offering a variety of shops, cafés and leisure facilities, while nearby access onto the M65 motorway network provides excellent connectivity toward Manchester, Preston and surrounding towns. The property is also within comfortable reach of local parks and everyday amenities, making it well suited for families and commuters alike.

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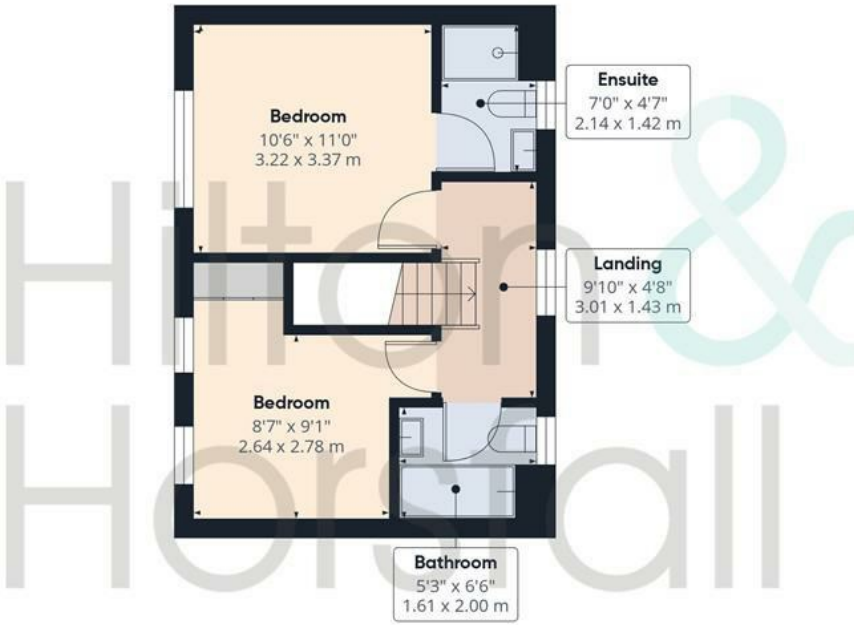
OUTSIDE

Externally to the front the property benefits from a low maintenance forecourt with pathway leading to the entrance door. To the rear is an enclosed garden / yard area offering an ideal space for relaxing and entertaining, having artificial lawn, raised decking seating area and useful timber storage shed. The garden has been extended into what was originally the off-road parking area and could potentially be converted back should a purchaser require private parking.

Ground Floor



Floor 1

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Approximate total area[1]

925 ft²

86.1 m²

(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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