





Hilton &  
Horsfall

BB10 2LB

## Osborne Grove, Colne Road, Burnley

### Offers In The Region Of £179,950

- Spacious Penthouse Apartment • Lift & Stairs Access • Gated Grounds with Parking • Two Double Bedrooms • Ensuite & Bathroom • Box Room / Home Office

This impressive penthouse apartment is located in the highly sought-after Reedley area, offering spacious and modern living within a secure, well-maintained development.

Situated on the top floor with lift and stair access, the apartment briefly comprises: a welcoming entrance hallway, storage cupboard, generous lounge, stylish dining kitchen with integrated appliances, separate utility room, large house bathroom, two double bedrooms (with en-suite to the master), and a versatile box room/home office. The property benefits from gas central heating and double-glazed windows throughout.

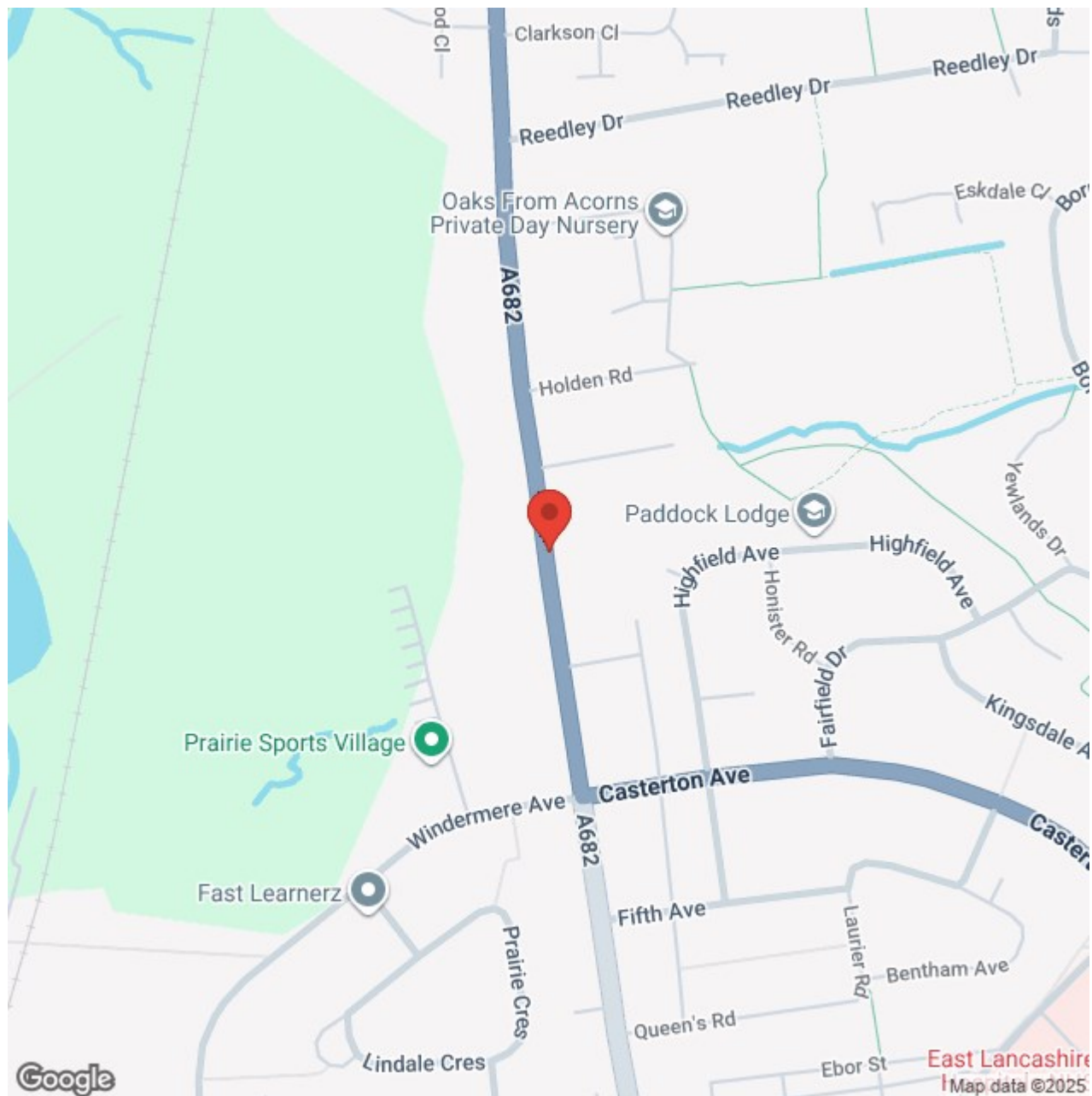
Positioned within gated grounds, the complex features allocated parking for one vehicle, with additional visitor parking available.

Conveniently located, the apartment offers excellent access to local amenities, Burnley town centre, and is just a short drive to the M65 motorway, connecting easily to Preston, Manchester, and beyond.













## Lancashire

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### SECOND FLOOR

With a solid wood front door leading into:

#### ENTRANCE HALLWAY

With 1x radiator, 4x storage cupboards, coving, access to the loft hatch, smoke detector and a fitted alarm system.

#### LIVING ROOM 16'10" x 15'11" (5.133m x 4.854m )

A large room located to the front elevation with 2x uPVC double glazed windows, 2x radiators, ornate coving, 2x ornate ceiling rose, telephone point and a television point.

#### DINING KITCHEN 17'0" x 13'5" (5.188m x 4.112m)

Having a range of fitted wall and base units, contrasting work surfaces over, tiled splash backs, access to the combination boiler, 4-ring gas hob, Lamona integrated electric oven, Lamona integrated grill, space for a fridge/freezer, integrated Hotpoint dishwasher, under

counter lights, 1x radiator, ample space for a dining table and chairs, coving, inset sink with a chrome mixer tap and a uPVC double glazed window to the rear elevation. With access through to the utility room.

#### UTILITY ROOM 6'1" x 4'10" (1.858m x 1.496m)

Accessed via the dining kitchen. With plumbing for a washing machine, inset sink, base units, contrasting work surface over, extractor fan, coving, tiled splash backs and 1x radiator.

#### BEDROOM ONE 16'10" x 8'11" (5.139m x 2.722m)

A room of double proportions with 1x radiator, a uPVC double glazed window to the front elevation, television point, ornate coving, ceiling rose, telephone point and access to the en-suite shower room.

#### EN-SUITE SHOWER ROOM

A 3-piece bathroom suite comprising of: a double shower cubicle, Roca push button w.c, Roca pedestal sink with chrome taps, coving, partially tiled walls and extractor fan.

#### BEDROOM TWO 13'6" x 9'6" (4.130m x 2.898m)

Another room of double proportions with 1x radiator, coving, ample space for a wardrobe and drawers and a uPVC double glazed window to the front elevation.

#### BATHROOM

A 3-piece bathroom suite comprising of: a panelled bath with chrome taps, over head shower attachment, Roca pedestal sink, Roca push button w.c, partially tiled walls, coving, extractor fan and 1x radiator.

#### BOX ROOM / OFFICE 8'4" x 7'6" (2.548m x 2.294m)

A useful space which is ideal for a home office. With 1x radiator.

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## OUTSIDE

Externally the apartment is set within secure and well maintained grounds with entrance via electric gates, and allocated parking is available for one vehicle.











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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)