



Hilton &
Horsfall

BB12 6NW

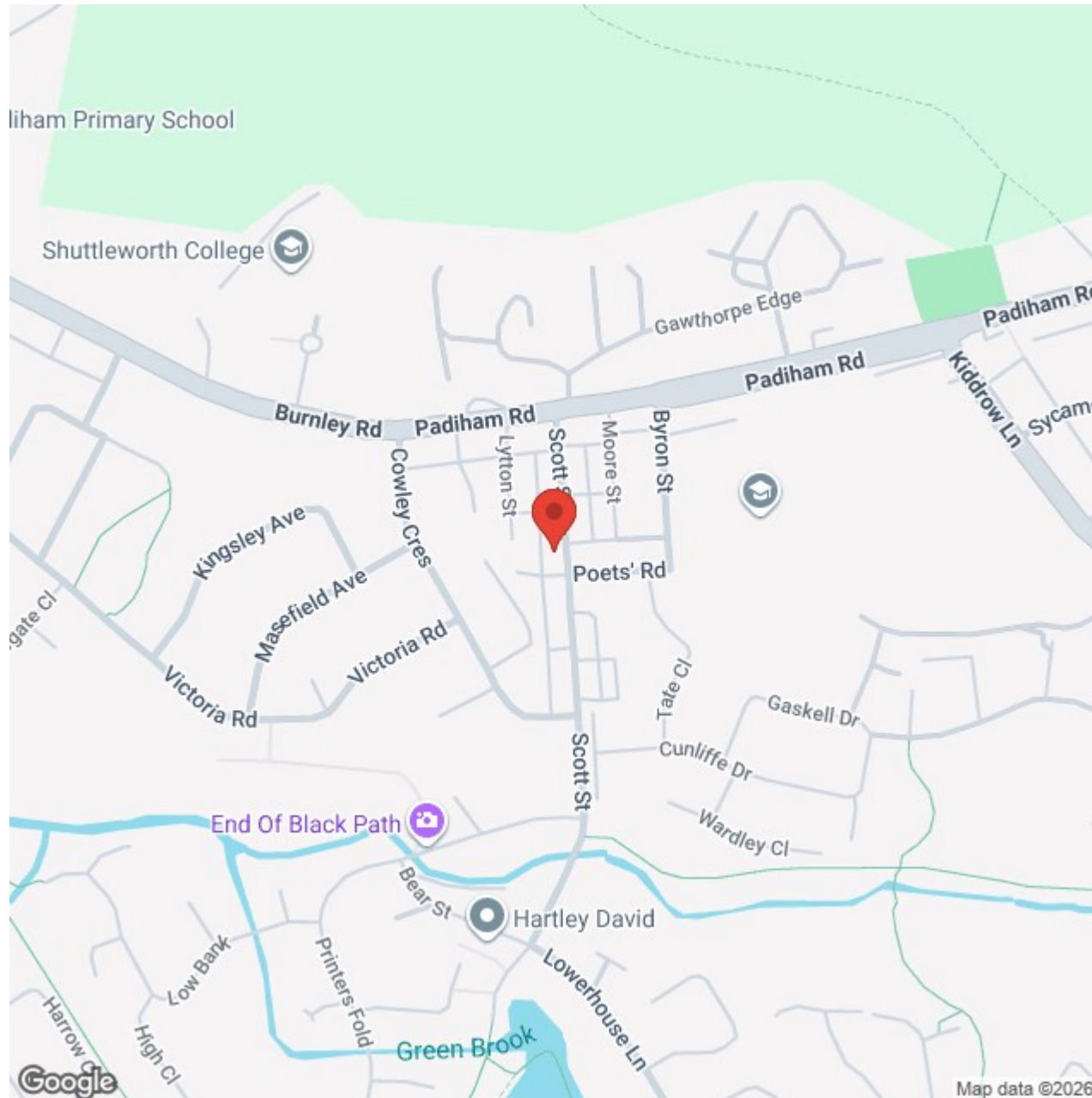
Scott Street, Burnley

Offers In The Region Of £99,950

- Fully refurbished throughout
- Two generous double bedrooms
- Two reception rooms
- Modern fitted kitchen & separate laundry room
- Useful attic storage space
- No chain delay

This beautifully refurbished two-bedroom mid-terrace property is presented to an excellent standard throughout and represents an ideal purchase for first-time buyers, downsizers, or investors alike. The well-planned accommodation comprises a sitting room to the front, a spacious living room to the rear, and a modern fitted kitchen which leads through to a practical separate laundry room. To the first floor are two generous double bedrooms and a stylishly appointed bathroom fitted with a contemporary white suite. The property further benefits from a useful attic storage space accessed via a retractable loft ladder, along with a private enclosed rear yard incorporating access to a handy outhouse for additional storage. Offered for sale with no onward chain, this is a move-in ready home conveniently positioned within Burnley







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance space providing access into the ground floor accommodation and setting the tone for the property's stylish presentation. Finished with neutral décor, the hallway offers a pleasant first impression and includes the staircase leading to the first floor.

SITTING ROOM 10'8" x 10'9" (3.27m x 3.28m)

A beautifully presented reception room positioned to the front of the property, enjoying a large window which allows for plenty of natural light. The space is tastefully decorated in neutral tones and features a stylish focal fireplace, creating a warm and inviting atmosphere. Finished with a modern carpet, this room offers a comfortable setting ideal for relaxing or entertaining guests.

LIVING ROOM 13'0" x 14'5" (3.97m x 4.40m)

A spacious and beautifully styled second reception room located to the rear of the property, offering a superb area for relaxing and entertaining. The room is presented to an excellent standard with modern décor and a soft neutral colour scheme, complemented by a feature fireplace which creates an attractive focal point. A rear window allows for natural light, while the generous proportions comfortably accommodate lounge furnishings.

KITCHEN 9'8" x 7'0" (2.97m x 2.15m)

A modern and well-appointed kitchen fitted with a range of attractive wall and base units complemented by contrasting work surfaces. The room is presented in excellent condition and incorporates integrated cooking appliances along with space for additional utilities. A window provides natural light, while a door leads through to the separate laundry room, enhancing practicality and day-to-day convenience.

LAUNDRY ROOM 7'1" x 7'0" (2.18m x 2.15m)

A practical and useful addition to the home, providing dedicated space for laundry appliances and additional storage if required. This bright area benefits from natural light and offers excellent day-to-day functionality. A door leads directly out to the rear yard, adding convenience and making it an ideal utility space.

FIRST FLOOR / LANDING

BEDROOM ONE 10'8" x 13'3" (3.27m x 4.06m)

A generously sized double bedroom positioned to the front of the property, beautifully presented with a calm neutral décor and modern flooring. The large window allows for plenty of natural light, enhancing the bright and airy feel of the room. Offering ample space for bedroom furnishings, this well-proportioned room provides a comfortable and relaxing retreat.

BEDROOM TWO 9'1" x 14'6" (2.77m x 4.43m)

A well-proportioned and attractively presented bedroom positioned to the rear of the property. This bright and airy room is finished in a neutral colour scheme with modern flooring, creating a calm and comfortable environment. Offering ample space for furnishings, the room is perfectly suited as a guest room, child's bedroom, or home office.

BATHROOM 6'9" x 9'3" (2.07m x 2.82m)

A modern and stylishly presented bathroom fitted with a clean white suite comprising a panelled bath with shower over, wash basin, and low-level WC. The room is finished with contemporary wall panels and modern flooring, creating a fresh and low-maintenance space. Well maintained and presented in excellent condition, the bathroom offers both comfort and practicality.

ATTIC 9'0" x 13'1" (2.75m x 3.99m)

Accessed via a retractable loft ladder, this useful attic area provides excellent additional storage. The space is well presented and benefits from natural light via a roof window, making it ideal for keeping seasonal items and general household storage. Please note, this area is not classified as a habitable room.

OUTHOUSE STORAGE 5'6" x 6'2" (1.70m x 1.88m)

A highly useful external storage space accessed from the rear yard

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/scott-street-padiham>

LOCATION

Scott Street is conveniently situated within Burnley, a well-established and popular area offering a wide range of amenities including shops, supermarkets, schools, and leisure facilities. The property benefits from excellent transport links, with easy access to nearby road networks and public transport connections, making it ideal for commuters. Burnley town centre is within comfortable reach, while nearby parks and countryside provide pleasant outdoor recreational opportunities.

PROPERTY DETAIL

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

To the rear of the property is a private enclosed yard providing a low-maintenance outdoor space ideal for relaxing or sitting out. The yard also benefits from access to a useful outhouse, offering excellent additional storage.



Ground Floor



Floor 1



Floor 2



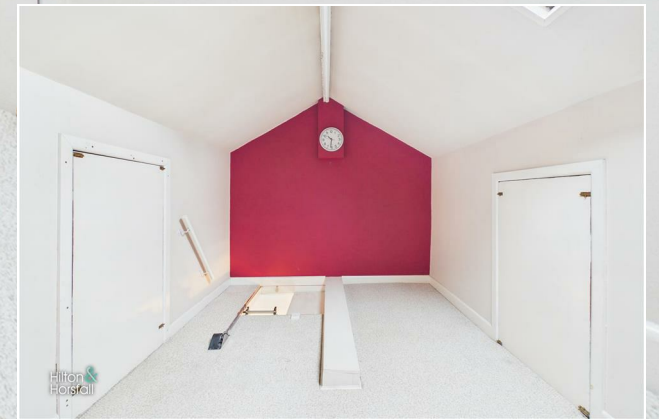
Approximate total area⁽¹⁾

987 ft²

91.6 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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