



Hilton &
Horsfall

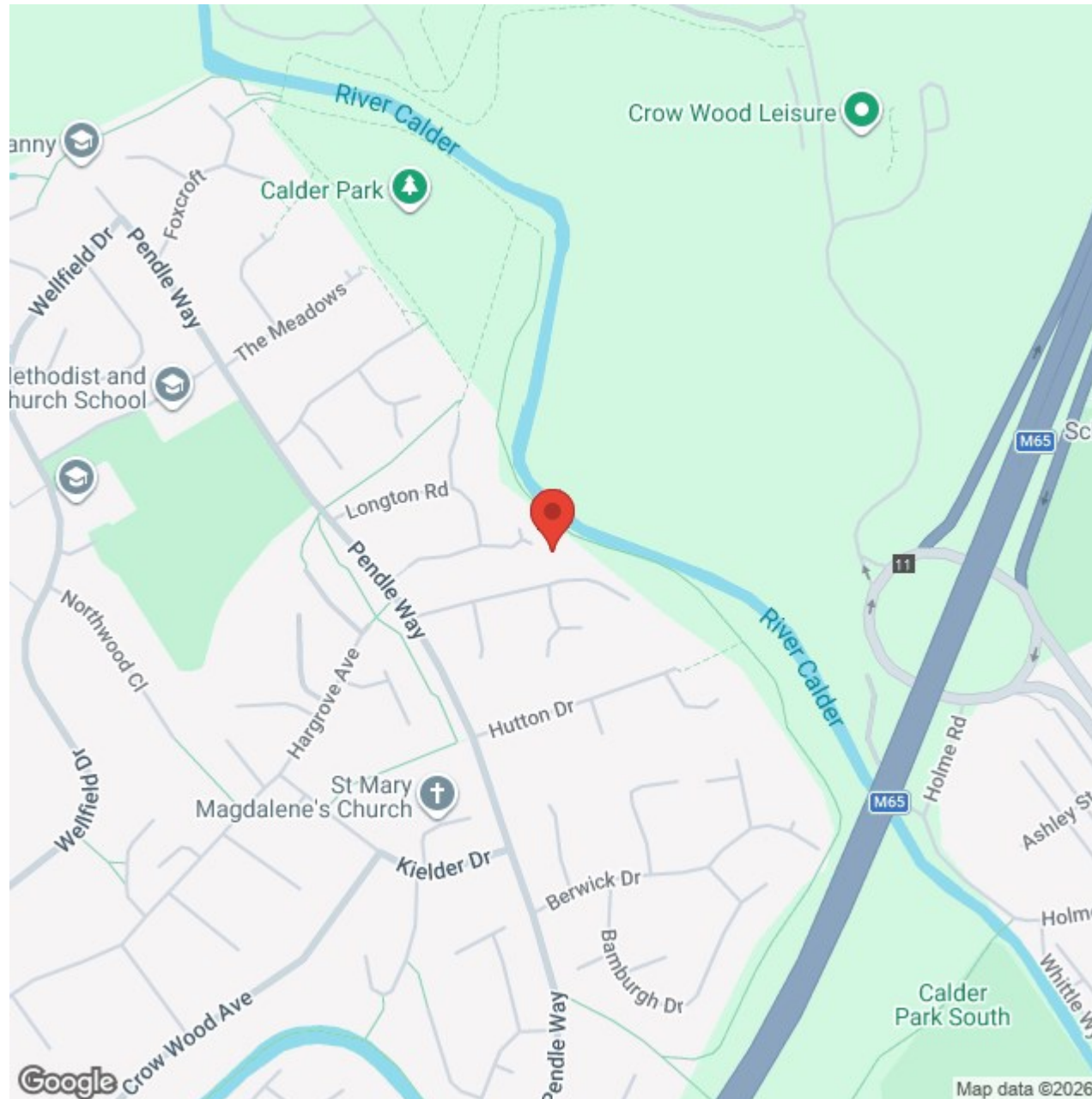
Longton Road, Burnley

Offers In The Region Of £170,000

- Two bedroom semi-detached home
- Tucked away in a quiet cul-de-sac
- Open plan living room through to kitchen
- Modern fitted kitchen & bathroom
- Conservatory with garden access
- Private rear garden with summer house & two parking spaces

Situated within a quiet cul-de-sac setting, this well-presented two-bedroom semi-detached home offers a perfect opportunity for first-time buyers, downsizers or investors alike. The property boasts a bright and spacious living room with open access through to a stylish fitted kitchen, creating a sociable and free-flowing ground floor layout ideal for modern living. To the first floor are two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from two allocated parking spaces to the front and a private, tiered garden to the rear with a summer house, providing a versatile outdoor space. With its tucked away position, pleasant outlook and ready-to-move-into condition, this is a fantastic home not to be missed.







Lancashire

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GROUND FLOOR

ENTRANCE PORCH 3'4" x 3'3" (1.03m x 1.00m)

LIVING ROOM 14'9" x 10'5" (4.50m x 3.20m)

A spacious and well-presented living room featuring a bay window to the front elevation, allowing for plenty of natural light and creating a bright, welcoming atmosphere. The room offers ample space for furnishings and is finished with neutral décor and modern flooring throughout. Open access leads through to the kitchen, creating a sociable layout ideal for both everyday living and entertaining, while the staircase provides access to the first floor.

KITCHEN 14'9" x 7'10" (4.51m x 2.39m)

A stylish and well-appointed kitchen fitted with a range of matching wall and base units complemented by contrasting work surfaces and tiled splashbacks. The space offers ample storage and preparation space, along with room for freestanding appliances, also having an integrated dishwasher and a practical layout ideal for everyday use. The kitchen benefits from open access to the living room, enhancing the overall flow of the ground floor, and provides direct access through to the conservatory, allowing for additional dining or seating space while enjoying views over the rear garden.

CONSERVATORY 8'9" x 7'4" (2.68m x 2.24m)

A bright and inviting conservatory offering additional living or dining space, with surrounding windows allowing for an abundance of natural light and pleasant views over the rear garden. The room provides direct access out to the garden and serves as a versatile area, ideal for relaxing, entertaining or everyday use.

FIRST FLOOR / LANDING

BEDROOM ONE 11'1" x 9'1" (3.39m x 2.79m)

A well-presented and generously sized double bedroom featuring a window overlooking the rear garden, allowing for plenty of natural light and a pleasant outlook. The room benefits from fitted mirrored wardrobes providing ample storage space, along with neutral décor and a calm, modern finish, making it ready for immediate occupation.

BEDROOM TWO 8'3" x 7'2" (2.52m x 2.20m)

A well-proportioned second bedroom currently utilised as a home office, featuring a window overlooking the rear garden and allowing for plenty of natural light. The room offers flexibility for a variety of uses including a bedroom, nursery or workspace, with neutral décor providing a bright and inviting feel throughout.

BATHROOM 5'5" x 5'10" (1.66m x 1.78m)

A modern three-piece bathroom suite comprising a panelled bath with overhead shower, low level WC and pedestal wash hand basin. Finished with complementary tiled walls and a clean, neutral décor, the space offers a bright and well-maintained feel, ideal for everyday use.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/longton-rd-burnley>

LOCATION

Situated on Longton Road in Burnley, the property is tucked away in a peaceful cul-de-sac setting whilst remaining conveniently positioned for access to local amenities, schools and transport links. Burnley town centre is within easy reach, along with nearby countryside walks and scenic surroundings, making this an ideal location for those seeking a balance of convenience and tranquillity.

PUBLISHING

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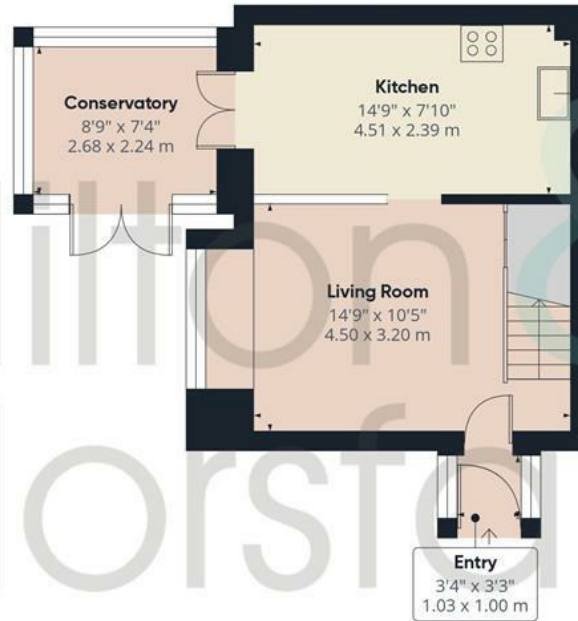


BB12 OTF



OUTSIDE

Occupying a pleasant position within a quiet cul-de-sac, this property benefits from two allocated parking spaces to the front. To the rear is a private, tiered garden with a lawned area, planted borders and a flagged patio seating space—ideal for outdoor dining. The garden also houses a detached summer house, providing a versatile space suitable for a home office, hobby room or relaxation area. The rear aspect enjoys an open outlook, adding to the sense of space and privacy.

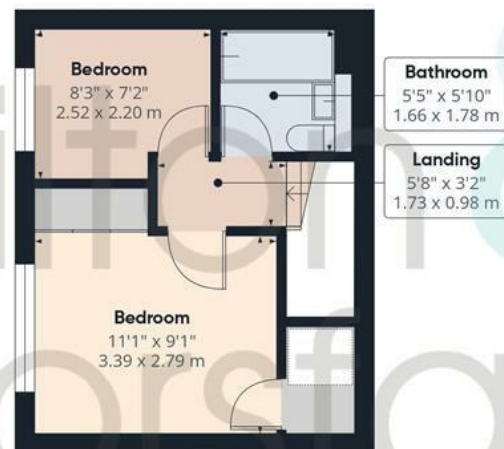


Ground Floor

Approximate total area⁽¹⁾

607 ft²

56.4 m²



Floor 1

(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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