



Hilton &
Horsfall

BB11 2JT

Rosehill Road, Burnley

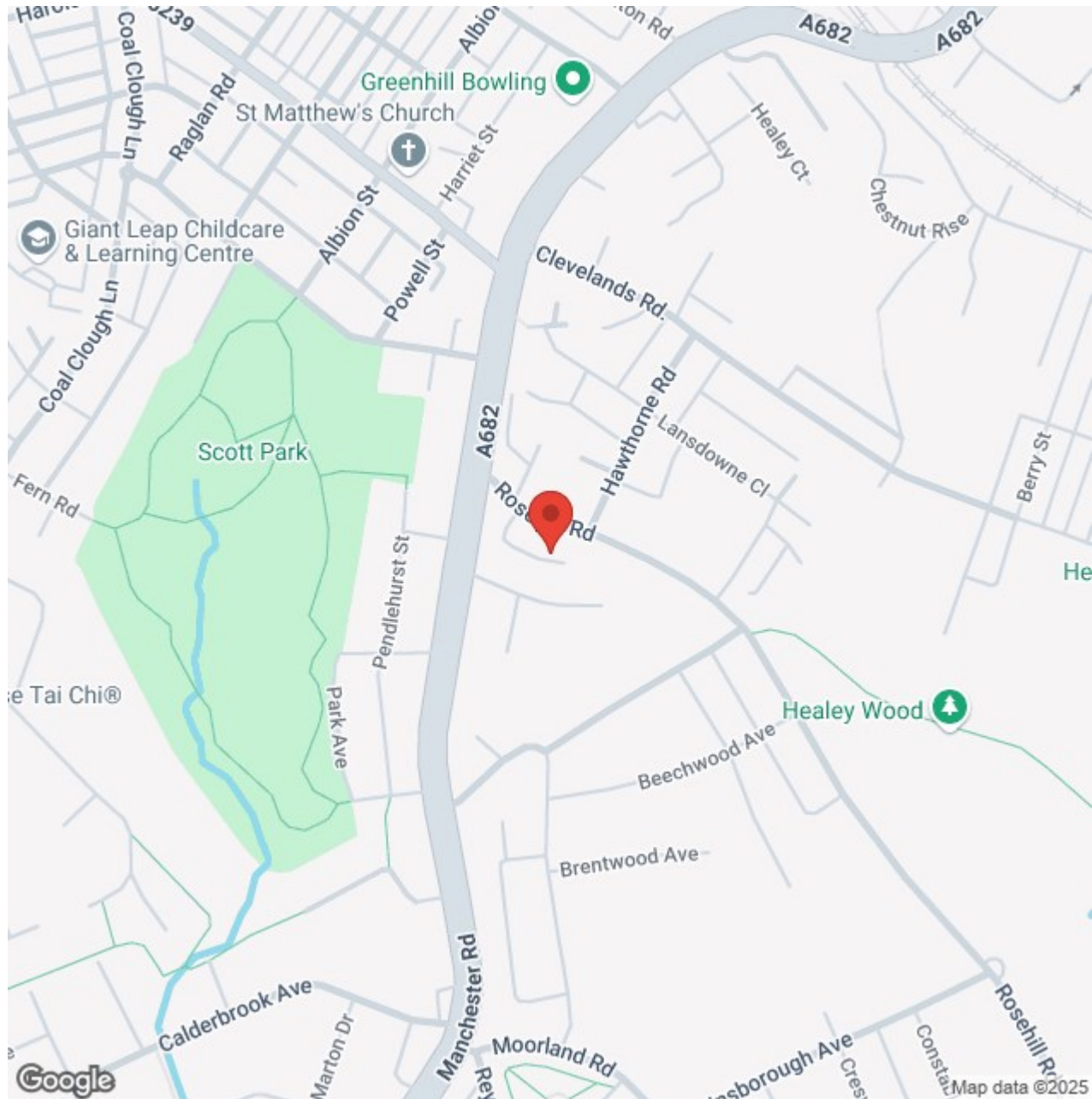
Offers In The Region Of £224,950

- Fully Renovated to a High Standard • Two Reception Rooms • Three Bedrooms • Stunning Kitchen & Utility Room • 4 Piece Bathroom Suite • Bay Fronted Mid Terrace

This beautifully refurbished bay-fronted terrace, finished to an exceptional standard, offers spacious living with an elegant entrance hallway, an open balustrade staircase, and two large reception rooms. The stunning fitted kitchen features inbuilt appliances, a sleek centre island unit, and a separate utility room for added convenience. Upstairs, there are three generously sized bedrooms, a luxurious four-piece bathroom suite, and an additional WC. The property also benefits from a low-maintenance rear yard with an outbuilding for storage.

This property is ideally located close to well-regarded schools, including Rosewood Primary and Christ The King RC Primary, and offers excellent transport links with Burnley Manchester Road Station just 0.4 miles away. The area is well-served by local shops, supermarkets, and bus routes, while nearby parks provide opportunities for leisure and outdoor activities. Combining convenience with a peaceful residential setting, this location is perfect for families and professionals alike.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LIVING ROOM 13'1" x 14'11" (4.00 x 4.57m)

A family sized living room having space for settees, wall feature fireplace with electric fire, television point, ceiling coving, dado rail, cast iron radiator, ceiling rose, chandelier and uPVC bay fronted glass stained window.

SITTING / DINING ROOM 11'10" x 13'11" (3.63m x 4.25m)

Having space for a dining table and chairs, ceiling coving, picture rail, ceiling rose, chandelier, wall feature fireplace, cast iron radiator, open archway to kitchen and uPVC double glazed window to the rear elevation.

KITCHEN 10'3" x 13'3" (3.14m x 4.05m)

Offering a range of fitted wall and base units with contrasting work tops, mosaic print tiled flooring, tiled splash back, centre island with Bosch 4 ring induction hob and chrome extractor fan above, integrated AEG oven / grill, AEG microwave, AEG dishwasher, integrated 50 / 50 fridge/freezer, Belfast sink with gold mixer tap, cast iron radiator, composite stable style door leading out to the rear yard and uPVC double glazed window to the side elevation.

UTILITY ROOM 10'2" x 6'11" (3.12m x 2.12m)

With fitted wall and base units having contrasting worktops, mosaic print tiled flooring, tiled splash back, plumbing for a washing machine, space for a tumble dryer, inset sink with chrome mixer tap, cast iron radiator, Baxi combi boiler, uPVC double glazed window to the side elevation and uPVC door leading out to the rear yard.

FIRST FLOOR / LANDING

On the first floor there is a split level landing, cast iron radiator, picture rail, dado rail, 2x ceiling rose and a smoke detector.

BEDROOM ONE 17'7" x 13'3" (5.37m x 4.05m)

A bedroom of double proportions with space for a wardrobe and drawers, cast iron radiator, ceiling rose, chandelier, picture rail and uPVC double glazed window to the front elevation.

BEDROOM TWO 11'11" x 13'11" (3.64m x 4.26m)

Another bedroom of double proportions having space for a wardrobe and drawers, cast iron radiator, wall feature fireplace, picture rail, ceiling rose and uPVC double glazed window to the rear elevation.

BEDROOM THREE 10'4" x 6'11" (3.15m x 2.12m)

A well proportioned bedroom with space for drawers, cast iron radiator, picture rail, ceiling rose and uPVC double glazed window to the rear elevation.

BATHROOM

A four piece bathroom suite comprising of: mosaic print tiled flooring, shower cubicle with rainfall shower head, sink in vanity unit with chrome mixer tap, bathtub with chrome mixer tap, part tiled walls, low level w.c, heated chrome towel rack, recessed LED spotlights and uPVC double glazed frosted window to the side elevation.

WC

Having mosaic print tiled flooring, low level w.c, sink in vanity unit with chrome mixer tap and uPVC double glazed frosted window to the side elevation.

EXTERNALLY

Externally to the front elevation there is a tiered gated forecourt. To the rear elevation is a flagged yard with access to an 'outhouse' with a wc and storage.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/Rosehill-rd-burnley>

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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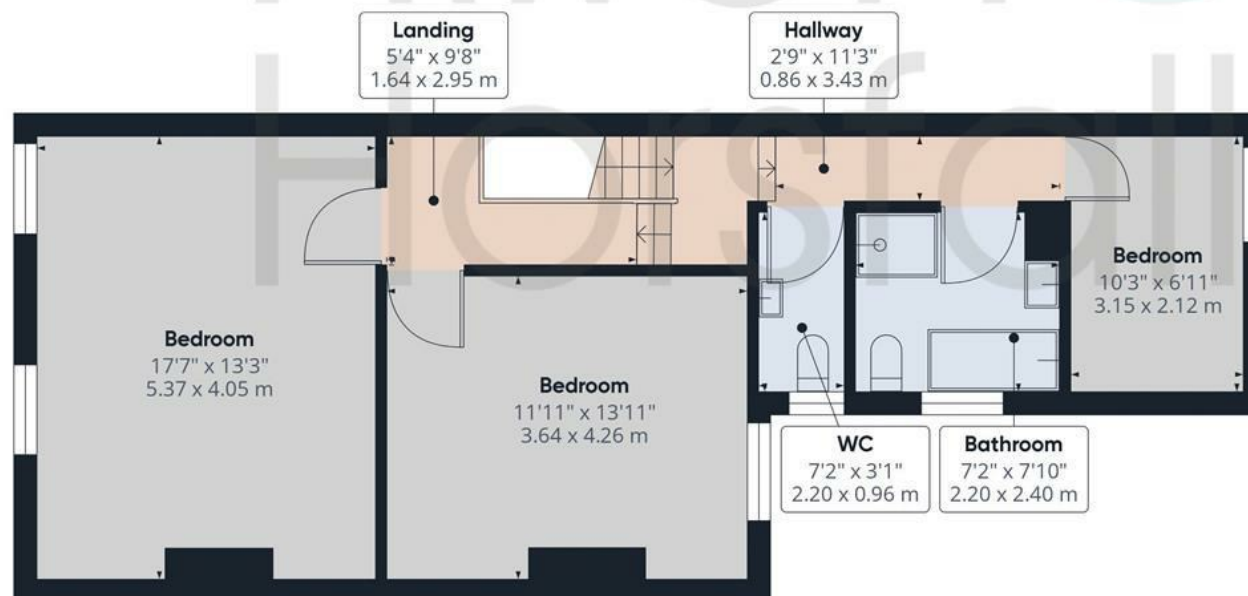
OUTSIDE

Externally to the front elevation there is a tiered gated forecourt. To the rear elevation is a flagged yard with access to an 'outhouse' with a wc and storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1334.29 ft²

123.96 m²

Reduced headroom

12.18 ft²

1.13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





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