



Hilton &
Horsfall

BB12 6DW

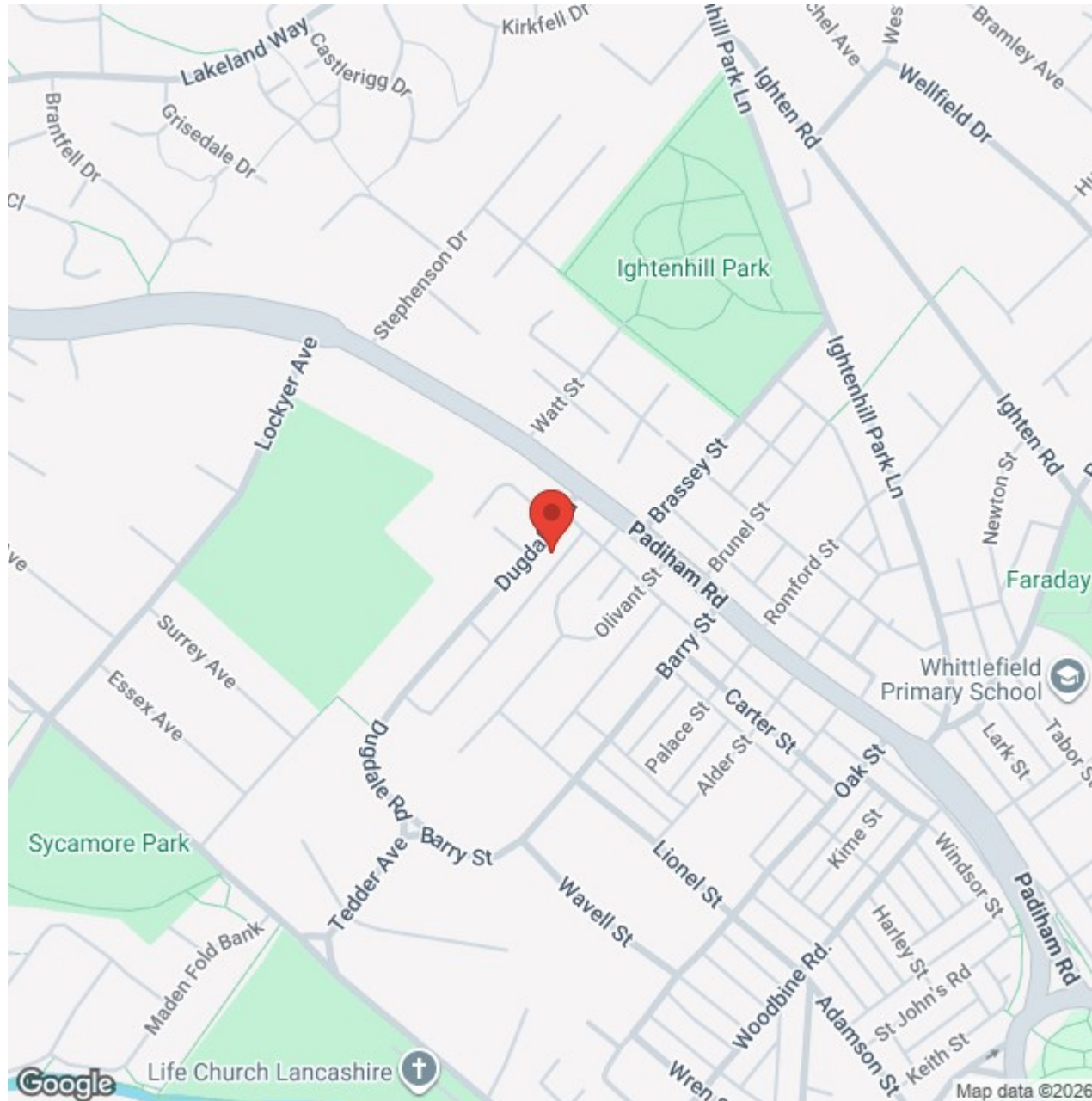
Dugdale Road, Burnley

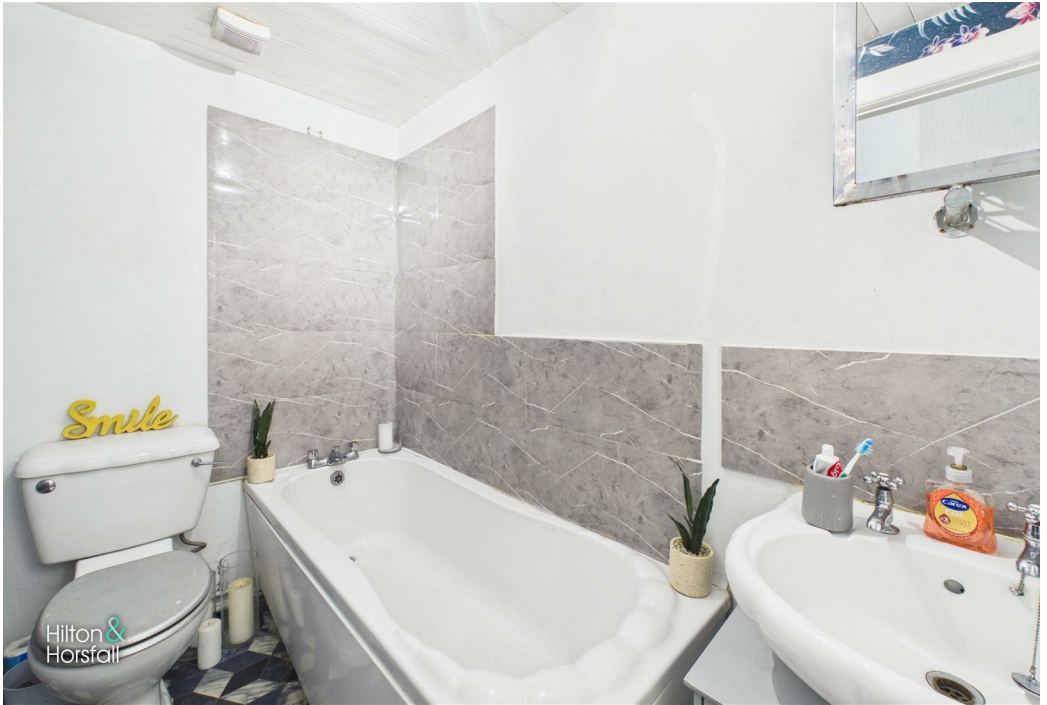
Offers In The Region Of £130,000

- Three-bedroom bay-fronted mid-terraced home
- Two separate reception rooms
- Generous living and dining room
- Fitted kitchen with direct access to the rear yard
- Principal bedroom with extensive fitted wardrobes
- Useful attic storage with power, lighting and roof window
- Enclosed paved rear yard

A well-proportioned three-bedroom bay-fronted mid-terraced home occupying an established position on Dugdale Road in Burnley. Offering generous accommodation arranged over two floors, the property provides a practical layout well suited to a range of purchasers. An entrance vestibule opens into the hallway, leading to a comfortable front sitting room where the prominent bay window brings in plenty of natural light and a feature fireplace creates an attractive focal point. To the rear is a generous living and dining room providing ample space for both dining and additional freestanding furniture, complemented by a further feature fireplace and convenient access into the adjoining fitted kitchen. The kitchen incorporates a range of wall and base units, complementary work surfaces, integrated cooking appliances and direct access to the rear yard. Upstairs, the first-floor landing serves three bedrooms and the family bathroom. Bedroom One is a particularly generous double room with an extensive range of fitted wardrobes, while the second bedroom also offers good proportions and Bedroom Three provides a useful single bedroom, guest room or home office. The bathroom is fitted with a three-piece suite and finished in a bright neutral scheme. A loft hatch with retractable ladder provides access to a useful attic storage area benefiting from power, lighting and a Velux-style roof window; this space is not classed as habitable accommodation. Externally, the property has an enclosed paved rear yard, while the bay-fronted elevation gives the home a distinctive street presence. Dugdale Road is a popular residential location with everyday amenities close at hand, including a local shop and JJ's Burnley at The Dugdale nearby. Leasehold. Council Tax Band A.







BB12 6DW

Lancashire

A well-proportioned three-bedroom bay-fronted mid-terraced home occupying an established position on Dugdale Road in Burnley. Offering generous accommodation arranged over two floors, the property provides a practical layout well suited to a range of purchasers. An entrance vestibule opens into the hallway, leading to a comfortable front sitting room where the prominent bay window brings in plenty of natural light and a feature fireplace creates an attractive focal point. To the rear is a generous living and dining room providing ample space for both dining and additional freestanding furniture, complemented by a further feature fireplace and convenient access into the adjoining fitted kitchen. The kitchen incorporates a range of wall and base units, complementary work surfaces, integrated cooking appliances and direct access to the rear yard. Upstairs, the first-floor landing serves three bedrooms and the family bathroom. Bedroom One is a particularly generous double room with an extensive range of fitted wardrobes, while the second bedroom also offers good proportions and Bedroom Three provides a useful single bedroom, guest room or home office. The bathroom is fitted with a three-piece suite and finished in a bright neutral scheme. A loft hatch with retractable ladder provides access to a useful attic storage area benefiting from power, lighting and a Velux-style roof window; this space is not classed as habitable accommodation. Externally, the property has an enclosed paved rear yard, while the bay-fronted elevation gives the home a distinctive street presence. Dugdale Road is a popular residential location with everyday amenities close at hand, including a local shop and JJ's Burnley at The Dugdale nearby. Leasehold. Council Tax Band A.

GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance vestibule with a glazed entrance door allowing natural light into the space, complemented by decorative wall panelling and characterful décor. An internal door leads through into the hallway and onward to the ground floor accommodation.

SITTING ROOM 12'8" x 9'4" (3.87m x 2.87m)

A well-proportioned front sitting room featuring a prominent bay window which brings in plenty of natural light. The room also benefits from decorative ceiling coving, fitted carpet and a feature fireplace creating a clear focal point, with ample space for a range of lounge furniture.

LIVING / DINING ROOM 14'0" x 13'2" (4.28m x 4.02m)

A generous living and dining room providing ample space for a substantial dining table alongside additional freestanding furniture. The room benefits from a feature fireplace, decorative ceiling coving, a rear-facing window providing natural light and a practical connection through to the adjoining kitchen.

KITCHEN 14'1" x 6'5" (4.30m x 1.96m)

A fitted kitchen arranged with a range of wall and base units, complementary work surfaces and an inset sink positioned beneath the rear-facing window. The room also incorporates integrated cooking appliances, space for further appliances, recessed ceiling lighting and direct access to the rear yard.

FIRST FLOOR / LANDING

A practical first-floor landing providing access to the bedrooms and bathroom. A loft hatch with retractable ladder gives access to the attic space above, which benefits from power, lighting and a Velux-style roof window. The attic is used for storage purposes only and is not a habitable room, with access provided by the retractable ladder rather than a permanent staircase.

BEDROOM ONE 10'9" x 14'4" (3.28m x 4.38m)

A generous double bedroom offering excellent proportions and plenty of space for additional furniture. The room benefits from an extensive range of fitted wardrobes providing useful storage, together with a large window allowing plenty of natural light and fitted carpet underfoot.

BEDROOM TWO 11'8" x 7'2" (3.57m x 2.19m)

A well-proportioned second bedroom with space for a bed and a range of freestanding bedroom furniture. A window provides natural light, while fitted carpet and a feature wall complete the room.

BEDROOM THREE 8'6" x 6'11" (2.60m x 2.12m)

A compact third bedroom with a window providing natural light and space for a single bed together with additional freestanding furniture. The room is finished with fitted carpet and offers flexibility as a child's bedroom, guest room or home office.

BATHROOM 8'3" x 5'5" (2.52m x 1.67m)

A well-presented family bathroom fitted with a three-piece suite comprising a panelled bath, wash hand basin and low-level WC. The room is finished with complementary wall panelling, patterned flooring and a bright neutral colour scheme.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/dugdaleroadburnley>

LOCATION

Dugdale Road is an established residential street in Burnley, conveniently positioned for a range of everyday amenities and services. A local shop is situated close by, while JJ's Burnley at The Dugdale is located on Dugdale Road itself, providing a nearby café-style dining option. The wider Burnley area offers extensive shopping, leisure and employment facilities, together with road links towards surrounding East Lancashire towns and the M65 motorway network. The location therefore offers a practical base for buyers wanting access to Burnley and the surrounding area while remaining close to day-to-day amenities.

PROPERTY PARTICULARS & VERIFICATION

These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

DIGITAL IMAGERY, CGI & AI

Certain images used in these particulars or in associated marketing may have been digitally enhanced, edited, decluttered, virtually staged, or created in whole or in part using computer-generated imagery or artificial intelligence. Alterations may include the removal or addition of movable items, personal possessions, vehicles, furniture, furnishings or decorative items, together with illustrative representations of landscaping, surfacing, finishes or proposed works. Such images are provided for illustrative and marketing purposes only and may not be an exact representation of the property's current or finished appearance. Colours, materials, proportions, landscaping, finishes, specification and other details may vary. Any item, finish or feature shown digitally should not be assumed to exist at the property or to be included in the sale unless specifically confirmed in writing. Prospective purchasers should inspect the property and satisfy themselves as to its actual layout, dimensions, condition, specification, boundaries, fixtures, finishes and appearance, and should rely on their own enquiries, survey, legal documentation and any agreed specification or contract documentation before proceeding.

COPYRIGHT & PERMITTED USE

Unless otherwise stated, photographs, floorplans, video, computer-generated imagery, AI-generated imagery, written particulars and other marketing material produced or commissioned by Hilton & Horsfall are protected by copyright and other applicable intellectual property rights. Material may be downloaded, stored or printed for personal, non-commercial use in connection with considering the property. Except where permitted by law, it must not be republished, reproduced, redistributed, altered, sold, licensed, uploaded to another website or online service, or otherwise made available to any third party without the prior written consent of Hilton & Horsfall or the relevant rights holder. Any permitted reproduction must retain any copyright notice or attribution appearing on the original material. www.hilton-horsfall.co.uk





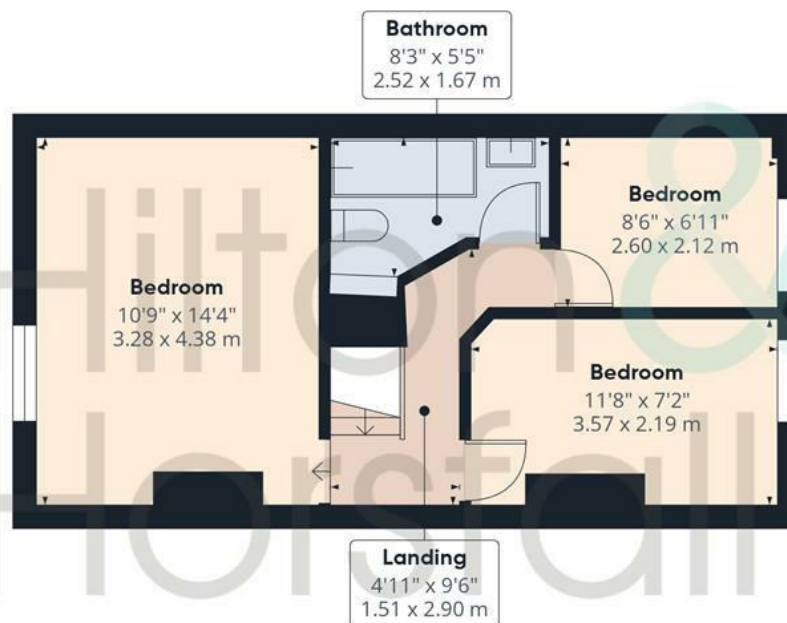
BB12 6DW

OUTSIDE

Externally, the property presents an attractive bay-fronted elevation with a small enclosed frontage setting the house back from the pavement. To the rear is an enclosed paved yard providing a practical, low-maintenance outside space, with a raised section beyond and boundary walls offering separation from neighbouring properties.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

849 ft²

78.7 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.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024