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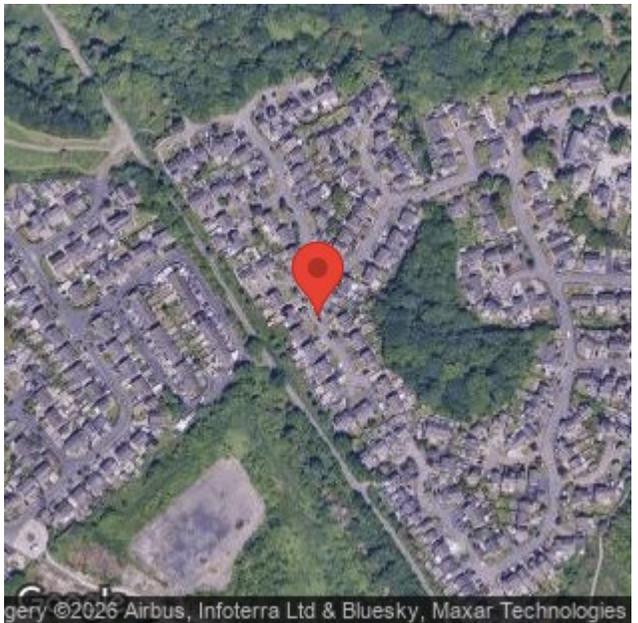
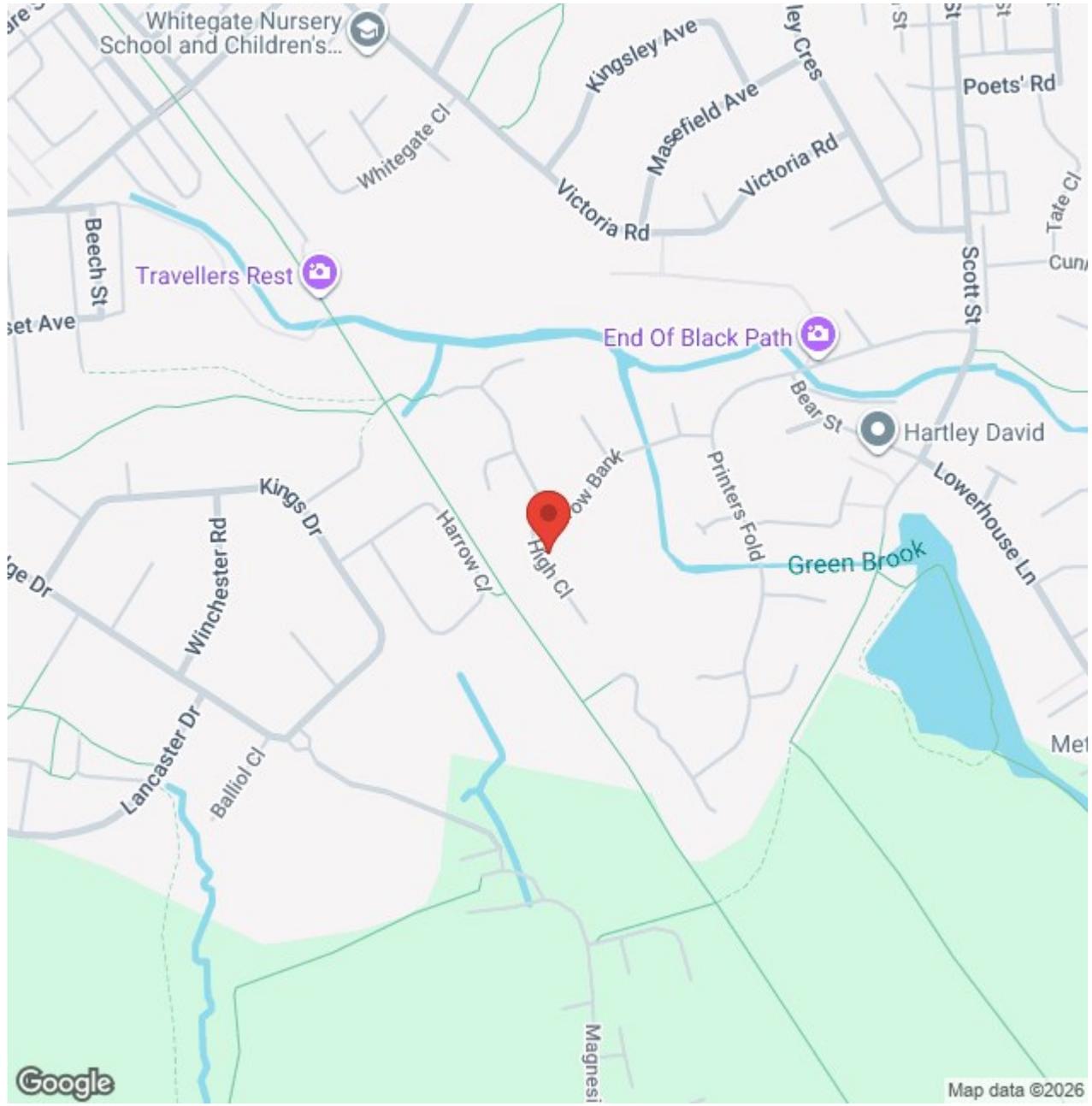
High Close, Burnley

Offers In The Region Of £199,950

- Three-bedroom semi-detached home
- Quiet cul-de-sac location
- Modern dining kitchen with French doors
- Master bedroom with en-suite
- Driveway providing off-road parking
- Enclosed rear garden with patio and lawn

Tucked away within a quiet cul-de-sac in a popular area of Burnley, this modern three-bedroom semi-detached home offers well-presented living accommodation, a private garden, and off-road parking. The ground floor includes a welcoming hallway, spacious living room, and a stylish dining kitchen with French doors opening out to the rear garden, creating a bright and sociable space ideal for family life and entertaining. To the first floor are three bedrooms, including a master with en-suite shower room, along with a contemporary family bathroom. Externally, the property benefits from a driveway to the front and an enclosed rear garden with a patio area, artificial lawn, and timber shed. Positioned close to local amenities, schools, and transport links, High Close offers the perfect balance of comfort, convenience, and modern living.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

With a staircase leading to the first floor and providing access through to the Living Room.

LIVING ROOM 14'1" x 11'10" (4.30m x 3.62m)

A bright and welcoming living space positioned to the front of the property, featuring a large window that allows plenty of natural light to flood the room. The focal point is a modern fireplace with a wooden surround and inset electric fire, complemented by neutral décor and a fitted carpet. There's ample space for sofas and additional furnishings, making this the ideal room for relaxing or entertaining.

DINING KITCHEN 8'11" x 15'4" (2.73m x 4.69m)

A spacious and well-presented dining kitchen positioned to the rear of the property, fitted with a range of modern wall and base units with complementary work surfaces and tiled splashbacks. The kitchen includes an integrated oven with a gas hob and extractor hood, with plumbing for a washing machine and space for additional appliances. There is ample room for a family dining table, while the French doors open directly onto the rear garden, creating a light and sociable space — perfect for family meals and entertaining guests.

FIRST FLOOR / LANDING

Provides access to all first-floor rooms and includes a loft hatch with retractable ladder.

BEDROOM ONE 12'0" x 9'2" (3.68m x 2.81m)

A comfortable double bedroom positioned to the front of the property, enjoying an outlook over the quiet cul-de-sac. The room is tastefully decorated and offers ample space for wardrobes and bedroom furniture. This principal bedroom also benefits from access to a private en-suite shower room.

ENSUITE 7'0" x 2'3" (2.15m x 0.70m)

A convenient en-suite serving the main bedroom, fitted with a shower enclosure, pedestal wash basin, and low-level WC. The space is finished with tiled splashbacks and neutral décor.

BEDROOM TWO 8'7" x 8'7" (2.63m x 2.63m)

A good-sized bedroom located to the rear of the property, offering a peaceful outlook over the garden and beyond. The room is neutrally decorated and provides ample space for a double bed and additional furniture, making it ideal as a guest room or child's bedroom.

BEDROOM THREE 6'8" x 6'0" (2.04m x 1.83m)

Positioned to the front of the property, this single bedroom is ideal as a child's room, nursery, or home office. It features a window overlooking the cul-de-sac and includes a useful over-the-stairs storage cupboard.

BATHROOM 6'6" x 5'6" (2.00m x 1.69m)

A modern three-piece bathroom suite comprising a panelled bath with shower over and curved glass screen, a vanity wash basin set within fitted storage, and a low-level WC. The room is finished with fully tiled walls, contrasting floor tiles, and a frosted window providing natural light.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/high-close-burnley>

LOCATION

Situated in a desirable and peaceful cul-de-sac, the property is within easy reach of Burnley town centre, local

shops, and well-regarded schools. Excellent transport links, including access to the M65 motorway, make it ideal for commuters, while nearby parks and countryside walks offer plenty of outdoor space to enjoy.

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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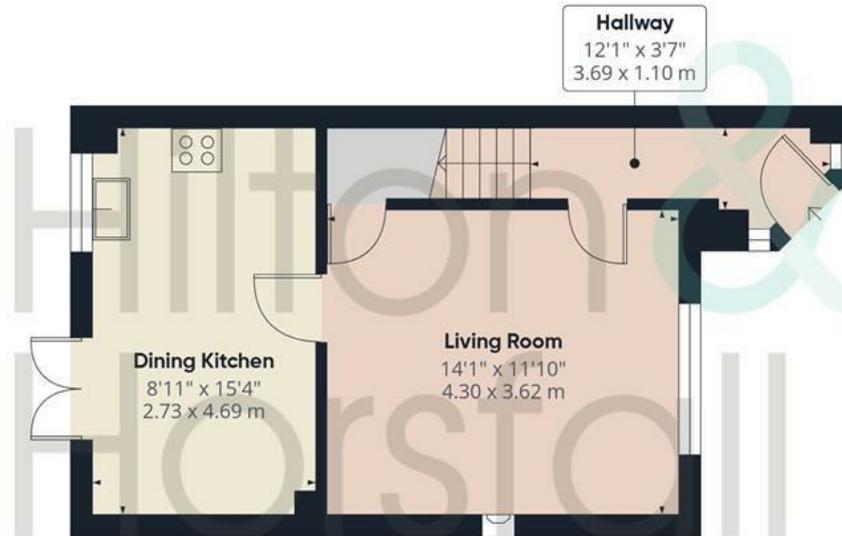
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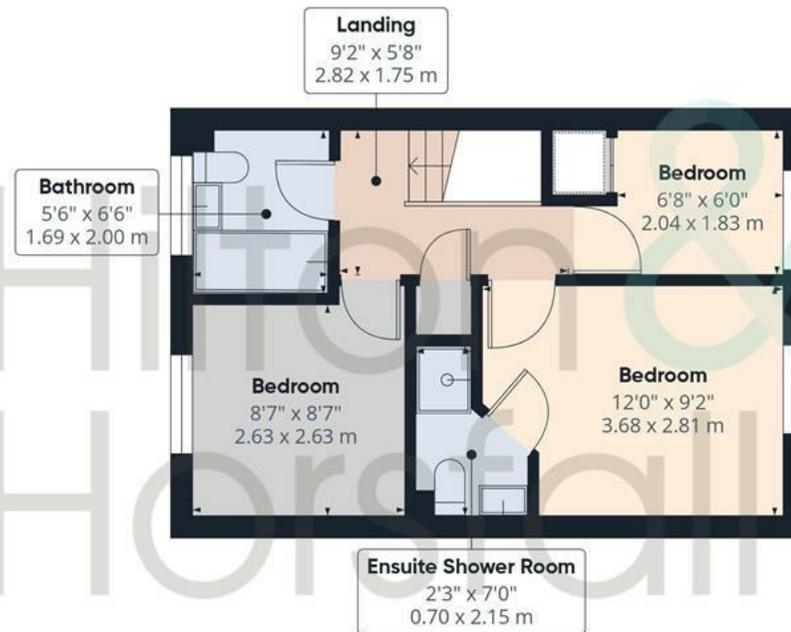
OUTSIDE

To the front of the property is a neatly presented garden area with a gravelled section and a private driveway providing off-road parking. To the rear is a fully enclosed garden offering an excellent degree of privacy, featuring a paved patio area ideal for outdoor dining and a low-maintenance artificial lawn. The space is complemented by planted borders and a timber storage shed, making it a perfect area for relaxation and entertaining during the warmer months.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

701 ft²
65.2 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 & Horstall



Hilton & Horsfall

Road

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

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

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