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3 Hillside  
Burnley BB11 5JN

£109,995



### Key Features:

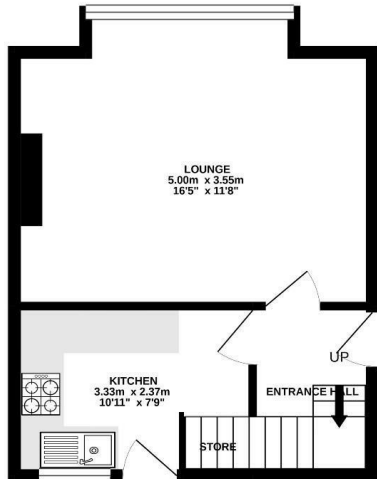
- Two Bedroom Semi-detached
- Fully Refurbished
- Luxurious Shower Room
- Lawned Gardens
- Private Driveway
- Large Corner Plot
- Stylish Fitted Kitchen
- New UPVC DG
- Various Patio Areas
- View Towards Pendle Hill

Tenure: Freehold  
EPC Rating:  
Council Tax Band:

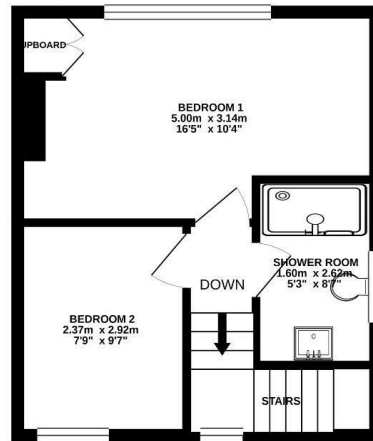


# 2 BEDROOM House - Semi-Detached

GROUND FLOOR  
30.9 sq.m. (333 sq.ft.) approx.



1ST FLOOR  
29.3 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA: 60.3 sq.m. (649 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Main Description:

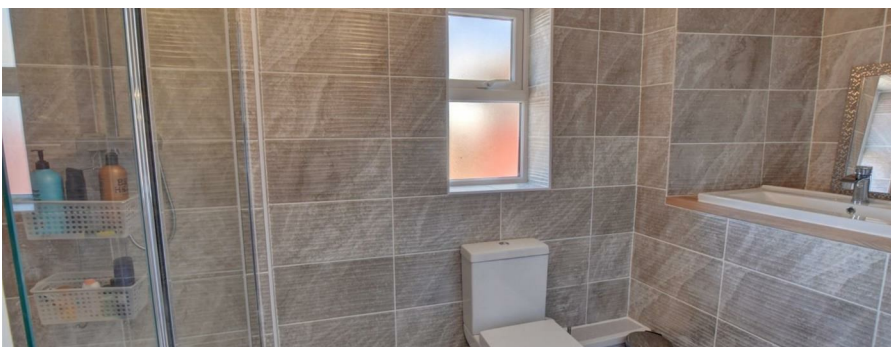
Occupying a choice corner plot position this refurbished two bedroom semi-detached home provides an ideal purchase for first time buyers, young families or downsizers.

The property has been refurbished which has included the installation of a modern fully fitted kitchen, luxurious stylish shower room and the installation of new UPVC dg throughout. The property is decorated with a crisp white finish and grey carpets reflexing today's modern interior design trends.

The accommodation comprises briefly on the ground floor of an entrance hall with a return staircase ascending to the first floor. The lounge is positioned to the front of the property with a large box bay window which enjoys an attractive aspect whilst infusing the room with an abundance of natural light. A modern fully fitted kitchen completes the ground floor accommodation.

On the first floor are two double bedrooms the main bedroom is positioned to the front and boasts fantastic views towards 'Pendle Hill' the contemporary shower houses a three piece suite consisting of a low level wc, double shower and hand wash basin complete with fully tiled walls.

Externally the garden is predominantly laid to lawn at the front complete with a private driveway and patio. To the rear is a further patio and lawned garden.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property