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Sale



9 Hilary Grove
Burnley BB10 1DN

£105,000



Key Features:

- Modern Link Detached Home
- Superb Modern Dining Kitchen
- Family Lounge To The Rear
- Private Driveway
- Economical Modern Home
- 3 Bedrooms & Family Bathroom
- Cloakroom With 2 Piece Suite
- Generous Rear Garden
- 7 Years Remaining NHBC
- Ideal For Couples Or A Family

Tenure:

EPC Rating: B

Council Tax Band:

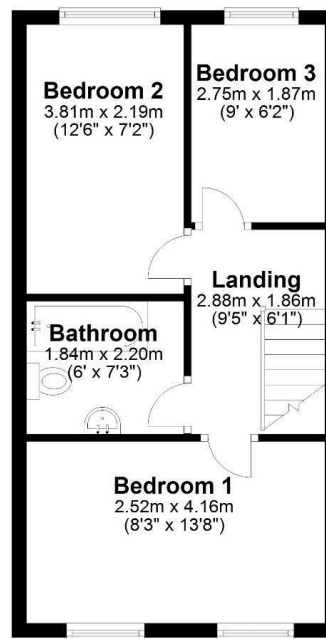


3 BEDROOM House - Semi-Detached

Ground Floor



First Floor



Main Description:

This modern, three bedroomed link detached property is situated in the popular and highly sought after Barden Lane area of Burnley, close to schools, amenities and motorway links. Ideally suited to young professionals or a family.

The property comes complete with 7 years remaining on the NHBC providing purchasers with complete peace of mind and the added benefits of economical running costs associated with a modern property.

Accessing the property to the ground floor you are greeted by the entrance hallway complete with a straight flight staircase ascending to the first floor. The fabulous and modern dining kitchen is positioned to the front of the property and houses a wrap around arrangement of cabinetry finished in gloss cream complete with wood effect working surfaces. There is an integrated fan assisted oven and a 4 ring gas hob complete with extractor over and space for additional free standing appliances. The understairs houses a two piece cloakroom in white.

The family lounge is positioned to the rear of the property complete with 'French' door which overlooks and connects perfectly to the rear garden together with an additional upvc dg window.

On the first floor are three bedrooms consisting of a double and two singles. The family bathroom consists of a three piece suite consisting of a low level WC, pedestal hand wash basin, panelled bath with a mixer tap and a tiled splash backs.

Externally there is private parking to the side of the property with an electric car charger and to the rear is a generous rear garden predominantly laid to lawn with secure timber boundary fencing.



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