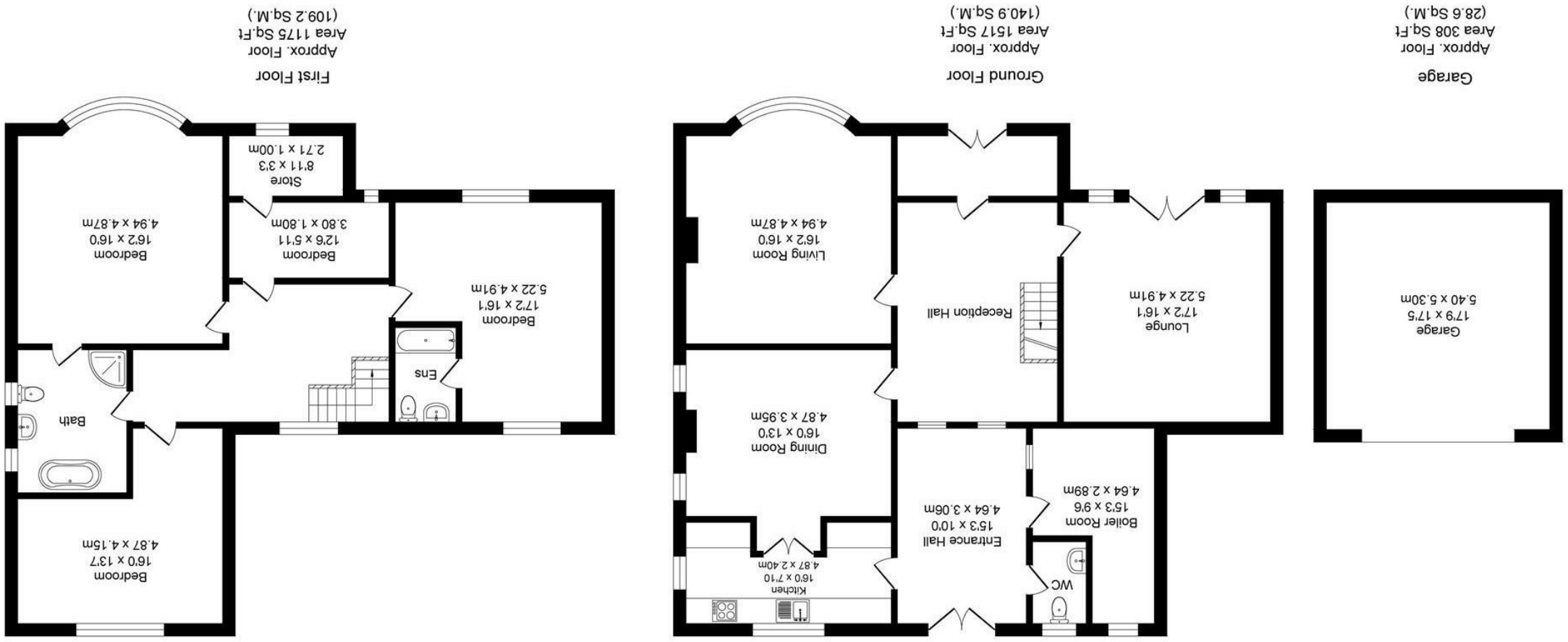




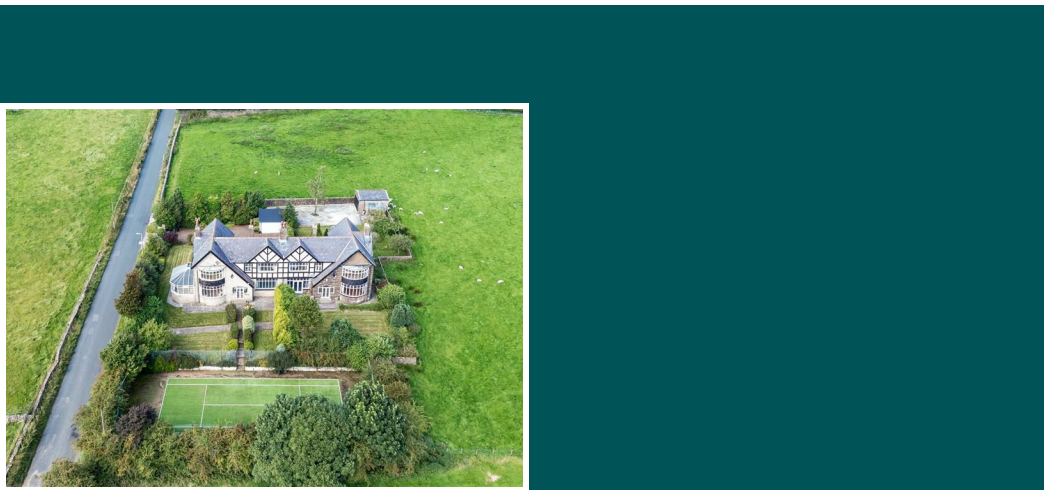
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property.



Blue Hills
 Total Approx. Floor Area 3000 Sq.ft. (278.7 Sq.M.)
 Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



£495,000



Blue Hills Todmorden Road
 Briercliffe
 Burnley
 BB10 3QG



Council Tax Band: F



Blue Hills a substantial stone built semi detached dwelling and was originally built back in the 1920's along with the adjoining property as a mirror image by a mill owner for his daughter. The property occupies a generous plot with private gated driveway, and occupies rural position abutting open fields and has stunning views towards Boulsworth Hill and the surrounding countryside.

Description

Blue Hills a substantial stone built semi detached dwelling and was originally built back in the 1920's along with the adjoining property as a mirror image by a mill owner for his daughter. The property occupies a rural position abutting open fields and has stunning views towards Boulsworth Hill and the surrounding countryside.

The property retains many of it's original features including leaded stain glass windows, high ceilings, coving and picture rails. If you were enter the property via the original entrance to the front which leads into the vestibule and into an imposing entrance hallway with wood paneling, and impressive oak staircase which provides access to the first floor. To the left of the hallway is the lounge with patio doors to a terrace, to the right of the hallway is the living room with feature cast iron fireplace with large bay window which provides stunning views of the surrounding countryside. The dining room is also reached via the hallway has has multi fuel stove, from the dining room provides access to the kitchen is located to the rear of the property. Kitchen houses a range of fitted wall & base units with integrated oven, hob, stainless steel sink unit and plumbing for a dishwasher. The rear lobby takes you to the WC facility and to the utility/wash house room and then leads you out to the garden and driveway.

To the first floor, the spacious landing which showcases the original stained-glass window gives access to the four bedrooms. The main bedroom enjoys fabulous views from the bay window and there is a Jack & Jill en suite four-piece contemporary bathroom with free standing slipper bath, double shower enclosure, vanity sink unit, low level wc and is fully tiled throughout to provide an luxurious yet practical finish. There is another bedroom with en suite bathroom which includes bath with shower over, low level wc and wash basin. The third bedroom is another good sized double bedroom and fourth single bedroom.

Externally the property is situated in its own private grounds and is accessed via a private gated sweeping driveway, large stone detached garage which does not need planning permission to make into a livable annex. Private front & rear gardens mainly laid to lawn.

Location

The property is located less than 10 minutes away from the M65 which leads into the national motorway network, where you can access Leeds & Manchester all off which are within an hours drive. Also you are a short drive away from Burnley town centre with excellent range of well know high street shops and excellent commuter links



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