



*20 Hambledon Terrace
Burnley
Offers In The Region Of: £ 129,950*



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20 Hambledon Terrace, Burnley

A recently modernised, immaculately presented, two-bedroom traditional end terrace home with fantastic far-reaching views of Hambledon Hill, conveniently located in a popular area of Burnley, close to local amenities and major transport links.

Briefly comprising, entrance porch, lounge, open plan dining room/kitchen on the ground floor, and two bedrooms and family bathroom on the first floor.

Externally the to the front of the property there is a private drive, allowing off road parking for two vehicles, along with a wooden garden store, to the rear of the property there is an enclosed paved rear yard.



ENTRANCE PORCH

A UPVC part glazed entrance door opens into the UPVC entrance porch with Karndean flooring, the entrance vestibule allows access into the lounge, via a UPVC entrance door.

LOUNGE

The spacious, welcoming lounge with UPVC double glazed window overlooking the front of the property with fantastic far-reaching views of Hambledon Hill, briefly comprising, impressive Marble fireplace and hearth with living flame gas fire, built in storage cupboard, radiator, Karndean flooring, two wall light points, ceiling coving, and ceiling light point.



OPEN PLAN DINING ROOM/KITCHEN

A spacious open plan dining room/kitchen with UPVC double glazed window overlooking the rear of the property, the dining room, briefly comprises, understairs storage cupboard, two radiators, dado rail, Karndean flooring and chrome ceiling pendant.

The kitchen area, briefly comprises, a newly installed fitted kitchen with a range of grey gloss base and wall mounted units and complementary solid Oak work surfaces, black sink with chrome extendable mixer tap, integrated appliances, comprising, Indesit electric oven, glass four ring gas hob and glass touchscreen overhead extractor, Beko fridge freezer, Hotpoint washing machine, Hoover tumble dryer, Karndean flooring and chrome ceiling spotlights. The properties Main combination boiler is neatly housed in one of the wall mounted kitchen units.



BEDROOM ONE

A spacious, light filled double bedroom with UPVC double glazed windows overlooking the front of the property with fantastic far-reaching views of Hambledon Hill, briefly comprising, built in wardrobe, radiator, carpeted flooring, and ceiling light point.



BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, built in wardrobe, radiator, carpeted flooring, and ceiling light point.



SHOWER ROOM

A modern shower room with UPVC double glazed frosted window, briefly comprising, large shower enclosure with chrome thermostatic shower, pedestal sink with chrome taps, low level WC, two freestanding white gloss storage cupboards, ceramic wall tiles, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.



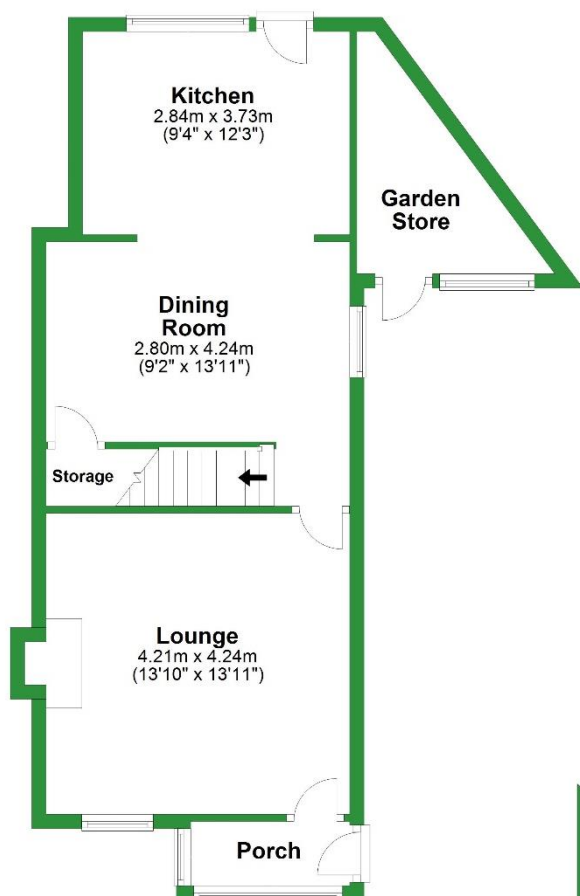
EXTERNAL

Externally the to the front of the property there is a private, imprinted concrete drive, allowing off road parking for two vehicles, along with a wooden garden store, to the rear of the property there is an enclosed paved rear yard.



Ground Floor

Approx. 52.6 sq. metres (566.2 sq. feet)

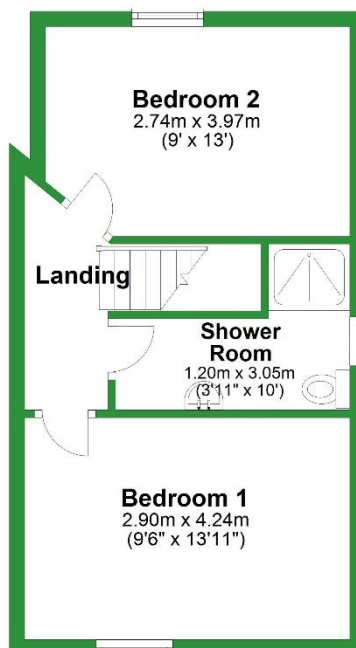


Total area: approx. 86.0 sq. metres (925.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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.

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