



*8 Harrogate Crescent
Burnley*

Offers In The Region Of: £169,950





8 Harrogate Crescent, Burnley

An immaculately presented, three-bedroom semi-detached home, conveniently situated in a popular area of Burnley, close to local amenities and major transport links.

The property has been extended and refurbished by the current owners to create a stunning family home.

Briefly comprising, entrance porch, hall, lounge, dining room, kitchen, utility room and downstairs WC on the ground floor, along with three bedrooms, and family bathroom on the first floor.

Externally the property has a spacious private block paved drive to the front, allowing parking for three vehicles, along with an attractive spacious low maintenance rear garden with Indian stone patio, artificial lawn area, timber decked patio area, built in feature flower bed, and a wooden storage shed.



ENTRANCE PORCH

A composite entrance door opens into the entrance porch, briefly comprising, laminate flooring, and chrome ceiling spotlights.

HALL

The welcoming hall, briefly comprises, first floor balustrade staircase, built in storage cupboard housing the properties Baxi combination boiler, laminate flooring, and chrome ceiling spotlights.

LOUNGE

The light filled, well presented lounge with UPVC double glazed bay window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



DINING ROOM

The dining room with two UPVC double glazed windows overlooking the side of the property, briefly comprises, understairs storage cupboard, laminate flooring, and chrome ceiling spotlights. The dining room allows open access into the kitchen.



KITCHEN

The light filled, spacious kitchen with UPVC double glazed window overlooking the side of the property, along with a large UPVC Velux window and UPVC French doors allowing access out to the attractive rear garden, briefly comprising, a range of white gloss base and wall mounted units and kitchen island with complementary concrete effect laminate work surfaces, ceramic tile splashbacks, white sink with chrome mixer tap, integrated appliances, comprising, Beko electric oven and grill, and Beko four ring induction hob, large stainless steel overhead extractor, dishwasher, space for a large freestanding fridge freezer, porcelain floor tiles, and chrome ceiling spotlights.



UTILITY ROOM AND WC

Accessed from the kitchen, the utility room with small UPVC window, briefly comprises, two white gloss tall kitchen units and complementary concrete effect laminate work surface, space and plumbing for a washing machine and tumble dryer, ladder radiator, porcelain floor tiles, and chrome ceiling spotlights.

The WC briefly comprises, low level WC, white vanity unit housing the ceramic wash hand basin with chrome mixer tap, ceramic wall tiles, porcelain floor tiles, and chrome ceiling spotlights.

BEDROOM ONE

A spacious immaculately presented, double bedroom with UPVC double glazed bay window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



BEDROOM TWO

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

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted hanging rail and shelf, radiator, carpeted flooring, and ceiling light point.

BATHROOM

The stunning bathroom with two UPVC double glazed frosted windows, briefly comprises, feature freestanding bath with chrome mixer tap and chrome thermostatic shower with oversized rainfall head over, built in vanity unit housing the ceramic bowl sink with chrome mixer tap, low level WC, porcelain wall tiles, chrome towel warmer, porcelain floor tiles, and chrome spotlights.



EXTERNAL

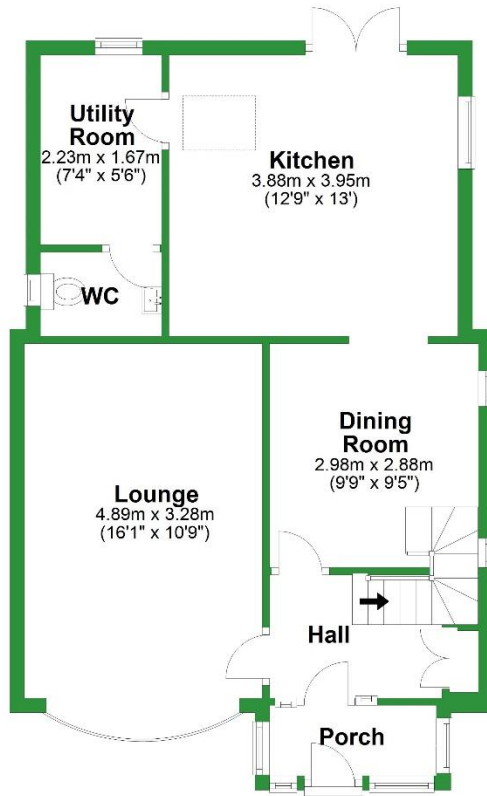
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ADDITIONAL INFORMATION

Tenure = Leasehold
Council Tax = Band B

Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)

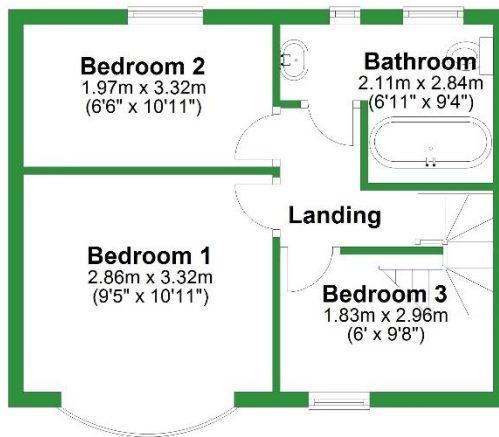


Total area: approx. 87.0 sq. metres (936.6 sq. feet)

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

First Floor

Approx. 30.8 sq. metres (331.7 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.

154 Whalley Road Read Burnley Lancashire BB12 7PN

e info@pendlehillproperties.co.uk callum@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



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Approx. 37.4 sq. metres (403.0 sq. feet)