



26 Hillside, Burnley, Lancashire BB11  
5JN



## PROPERTY DESCRIPTION

We are delighted to offer for sale this three bedroom semi detached home, occupying an elevated position on a popular crescent, that is sure to catch the eye of anyone looking for their first home. The well presented accommodation comprises of: one welcoming reception room, a fitted kitchen with ample dining space, conservatory, three well proportioned first floor bedrooms and a three piece bathroom suite. The property boasts off road parking, in the form of a driveway and has well maintained gardens to the front and rear. EPC - TBC. Council Tax - B. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Three bedroom semi detached accommodation on offer
- Ideal for anyone looking for their first home
- Suitable for someone looking to downsize
- One welcoming reception room
- Fitted kitchen with ample dining space
- Conservatory
- Three first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating, and being Upvc double glazed throughout
- Well maintained gardens to the front and rear
- Driveway providing off road parking
- EPC - TBC
- Council Tax - Band B
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

4.26m x 3.79m (14' 0" x 12' 5")

#### Dining Kitchen

4.26m x 2.82m (14' 0" x 9' 3")

### Conservatory

### First Floor

#### Bedroom One

3m x 3.39m (9' 10" x 11' 1")

#### Bedroom Two

3.87m x 2.72m (12' 8" x 8' 11")

#### Bedroom Three

3m x 2.48m (9' 10" x 8' 2") maximum measurement.

### Bathroom

### Outside

### Gardens

### Further Information

#### Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - TBC

Council Tax - Band B