



4 Halifax Road

Haggate

Offers in Region: £189,950



Pendle Hill
Properties



4 Halifax Road, Haggate
£189,950 Offers in Region

A five-bedroom mid-terraced property in the ever-popular Haggate area of Burnley, ideally located for to combine both rural style living with easy access to the town centre and major transport links.



ENTRANCE

Entry to the property is gained via a uPVC front door located in the front forecourt garden and leads into a useful porch/boot room. From here access to the main reception is gained.

LOUNGE

Located to the front of the property the main reception features wood effect laminate throughout, a feature coal stove set in traditional surrounds, a large uPVC window, a radiator, and a central ceiling light point.

KITCHEN

Located to the rear of the property the fully fitted kitchen features a range of wall and base units with wood effect cabinetry and contrasting worktops. There is an integrated electric oven with a four-point gas hob and an inset stainless steel wash basin along with space and plumbing for a washing machine and dryer.

Access to the first floor is gained via a carpeted staircase located between the lounge and, an inset stainless steel wash basin, and access to all the first-floor rooms.

BEDROOM THREE

A double bedroom with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, a radiator, and a ceiling light point.

BEDROOM FOUR

A second spacious bedroom towards the front of the property with carpeted flooring, a radiator, and a large uPVC window.

BEDROOM FIVE

A third spacious bedroom towards the front of the property with carpeted flooring, a radiator, and a large uPVC window.

BATHROOM

Located off the main landing the family bathroom features a three-piece suite comprising of a panelled corner bath with shower attachment, low-level WC, and a vanity unit housing the hand wash basin. The bathroom also benefits from a frosted window, radiator, and inset ceiling light spotlights.

SECOND FLOOR (BEDROOM ONE & TWO)

On the second floor, there is an impressive loft conversion with two generous rooms that are used currently as bedrooms one and two. There is carpeted flooring, along with a range of stand uPVC windows and Velux providing excellent natural light, radiators, and inset ceiling spotlights.

EXTERNAL

To the rear of the property is a private enclosed yard accessed from the kitchen.

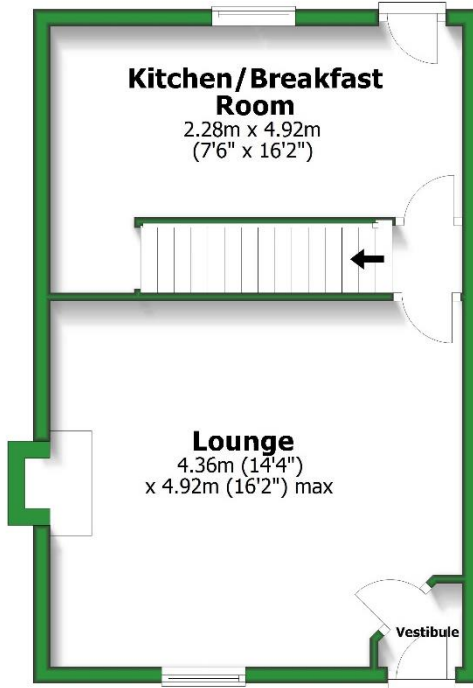
ADDITIONAL INFORMATION

Tenure- Freehold
Council Tax Band -



Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



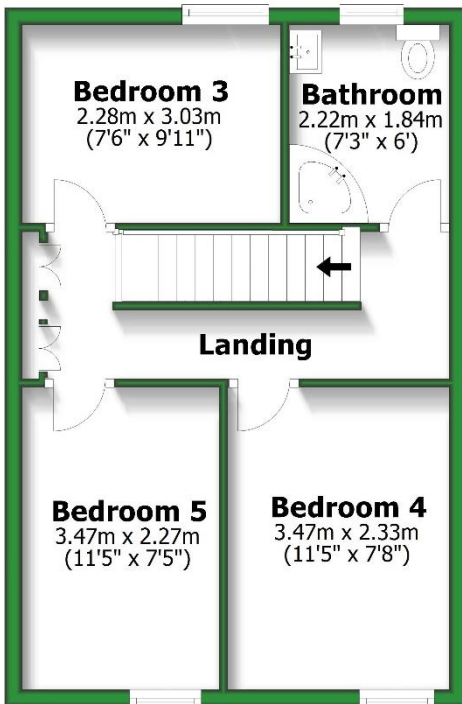
Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

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

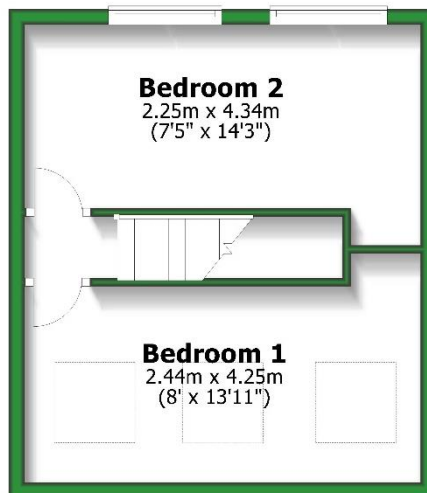


First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Approx. 28.0 sq. metres (301.3 sq. feet)



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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