



*24 Colvin Way*

*Burnley*

*Offers in the Region of: £259,950*



**Pendle Hill  
Properties**





24 Colvin Way, Burnley  
*£259,950 Offers in the  
Region of*

A well-presented three-storey property located in Burnley briefly comprises a lounge, kitchen/dining room, downstairs WC, master bedroom with en-suite, three further bedrooms, bathroom, rear and front gardens, and a driveway.





## LOUNGE

A spacious lounge briefly comprises Amtico flooring, ceiling light point, a radiator, and a large, double-glazed window to the front.

## KITCHEN/DINING ROOM

The kitchen/dining room briefly comprises a fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops comprising an oven with overhead extractor, composite sink with drainers and mixer tap, integrated dishwasher, fridge-freezer, and a washer-drier, a radiator, ceiling spotlights, and a double glazed window looking out into the garden.

The dining room briefly comprises Amtico flooring, a radiator, ceiling light point, and double-glazed doors into the garden.

## DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, floating basin sink, radiator, ceiling light point, Amtico flooring, and a frosted window to the front.

## MASTER BEDROOM WITH EN-SUITE

Located on the second floor, the master bedroom briefly comprises carpeted flooring, a radiator, ceiling light point, fitted wardrobes, two Velux windows to the rear, and a double-glazed window to the front of the property.

The en-suite briefly comprises a shower, low-level WC, storage basin sink, ceiling spotlights, and a towel warmer.

## LANDING

The landing leading up into the master bedroom briefly comprises carpeted flooring, a radiator, and a double-glazed window to the front.

## BEDROOM TWO

The second bedroom located on the first floor, briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the front.

## BATHROOM

The bathroom briefly comprises a bath with an overhead shower attachment, a floating basin sink, a low-level WC, a towel warmer, tiled flooring, and a frosted window to the side of the property.

## BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the rear.

## BEDROOM FOUR

The third bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the rear.

## EXTERNAL

To the front of the property, there is a garden and driveway, with electric points.

To the rear of the property, there is a patio area with a lawn, providing access to the pergola.

## ADDITIONAL INFORMATION

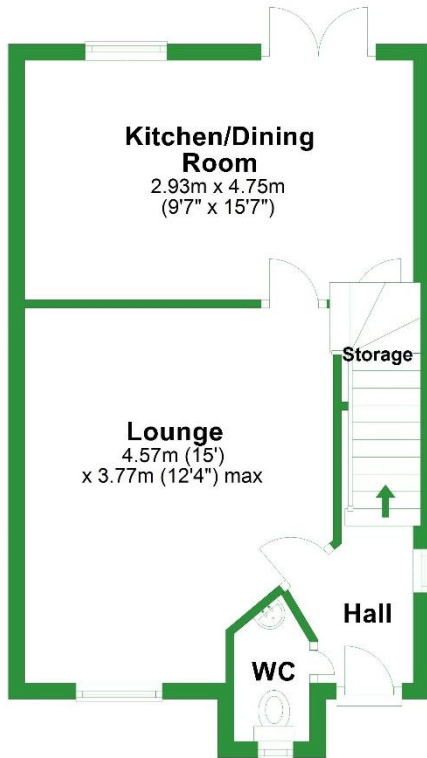
Tenure = Freehold

Council Tax Band = D



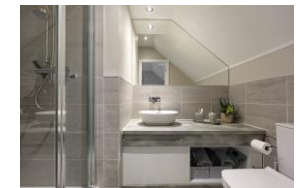
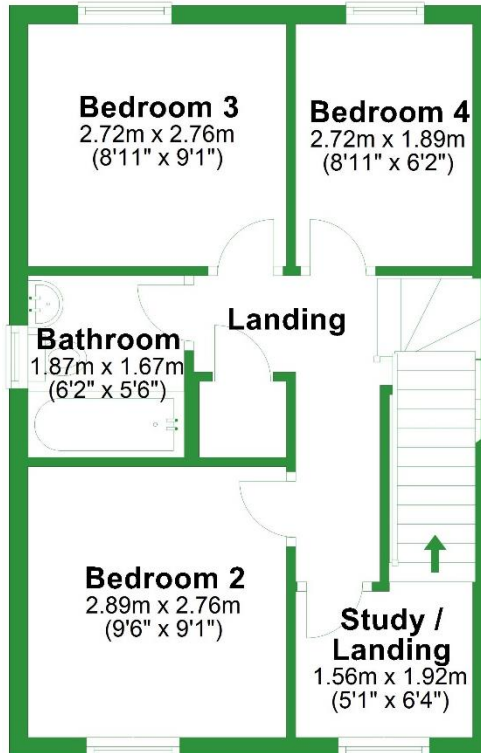
## Ground Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)

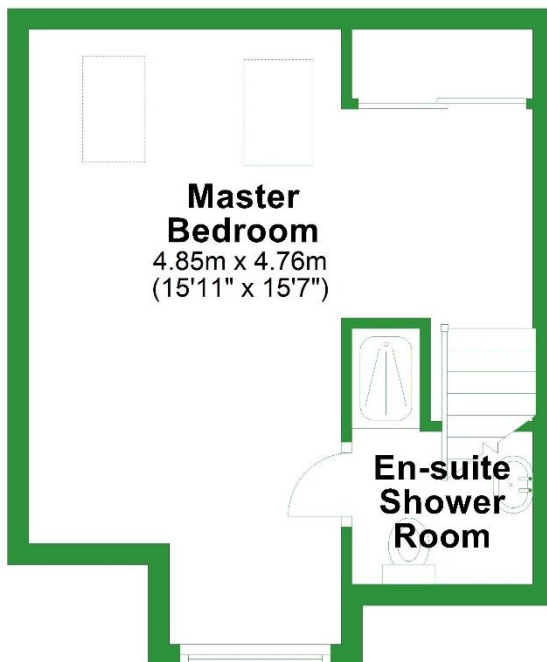


Total area: approx. 95.8 sq. metres (1031.2 sq. feet)

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

## Second Floor

Approx. 22.9 sq. metres (246.6 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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only and may not be to scale. Particulars included have been signed off by the vendor(s).



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