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BB12 0JF

Ighten Road, Burnley

Offers In The Region Of £189,950

• Offered For Sale With No Onward Chain • Gated Driveway And Detached Garage • Gardens And Rear Patio Area • Conservatory To The Rear • Excellent Scope For Modernisation • Three Bedroom Semi-Detached Bungalow • Sale Ready Legal Pack

Offered for sale with no onward chain, this three-bedroom semi-detached bungalow occupies a position within a popular residential area of Burnley and presents an excellent opportunity for purchasers seeking a property with scope for modernisation. With accommodation arranged across a single level, a gated driveway, detached garage and gardens, the property offers considerable potential for buyers looking to create a home to their own tastes and requirements. Internally, an entrance porch leads into a central hallway providing access to the principal accommodation. The living room is positioned to the front of the bungalow and features a large window overlooking the front garden, together with a decorative fireplace creating a focal point. The kitchen is fitted with a range of white wall and base units, work surfaces and space for freestanding appliances, with a glazed external door opening onto the side driveway. There are three bedrooms, including a front-facing bedroom overlooking the garden and two further bedrooms positioned towards the rear. Bedroom three offers versatility as an additional bedroom, study or hobby room and provides direct access into the conservatory. Extending across the rear of the bungalow, the conservatory offers useful additional accommodation with windows overlooking the outside areas and a door opening onto the rear patio. A shower room completes the internal accommodation, fitted with a shower area, wash hand basin and WC. Externally, the property benefits from a lawned front garden with established planting, a gated driveway providing off-road parking and access to a detached garage. To the rear is a paved patio area with gravelled sections and additional outdoor storage. Whilst the property would benefit from updating, it offers an appealing opportunity to personalise an established bungalow in a convenient residential location. Early viewing is recommended to appreciate the accommodation and potential on offer.

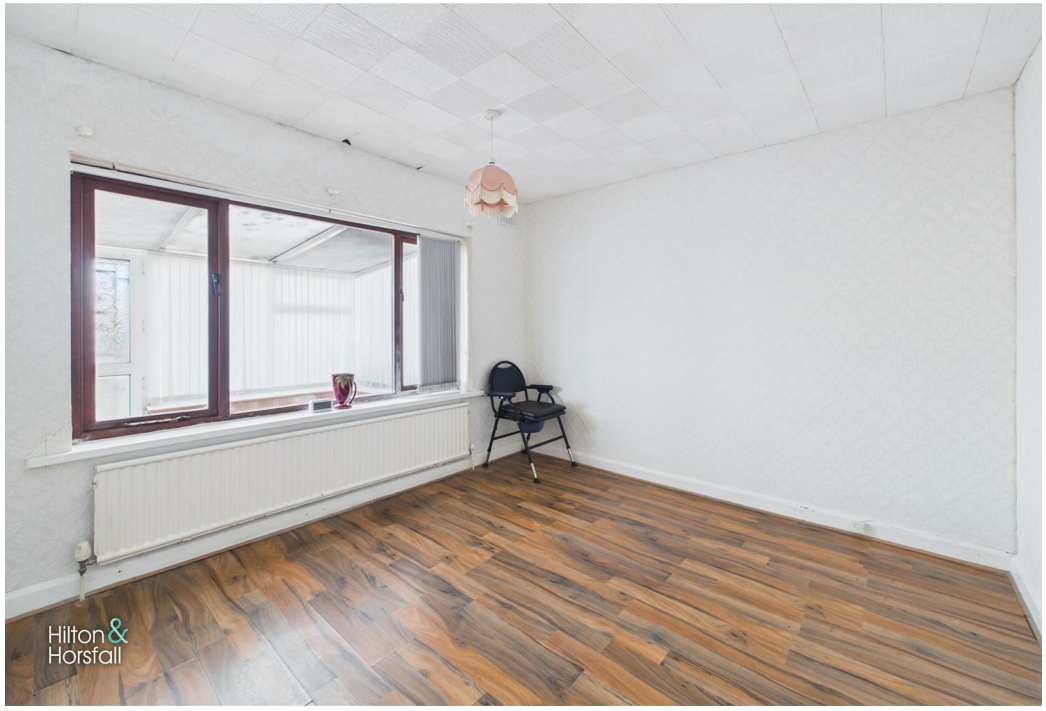
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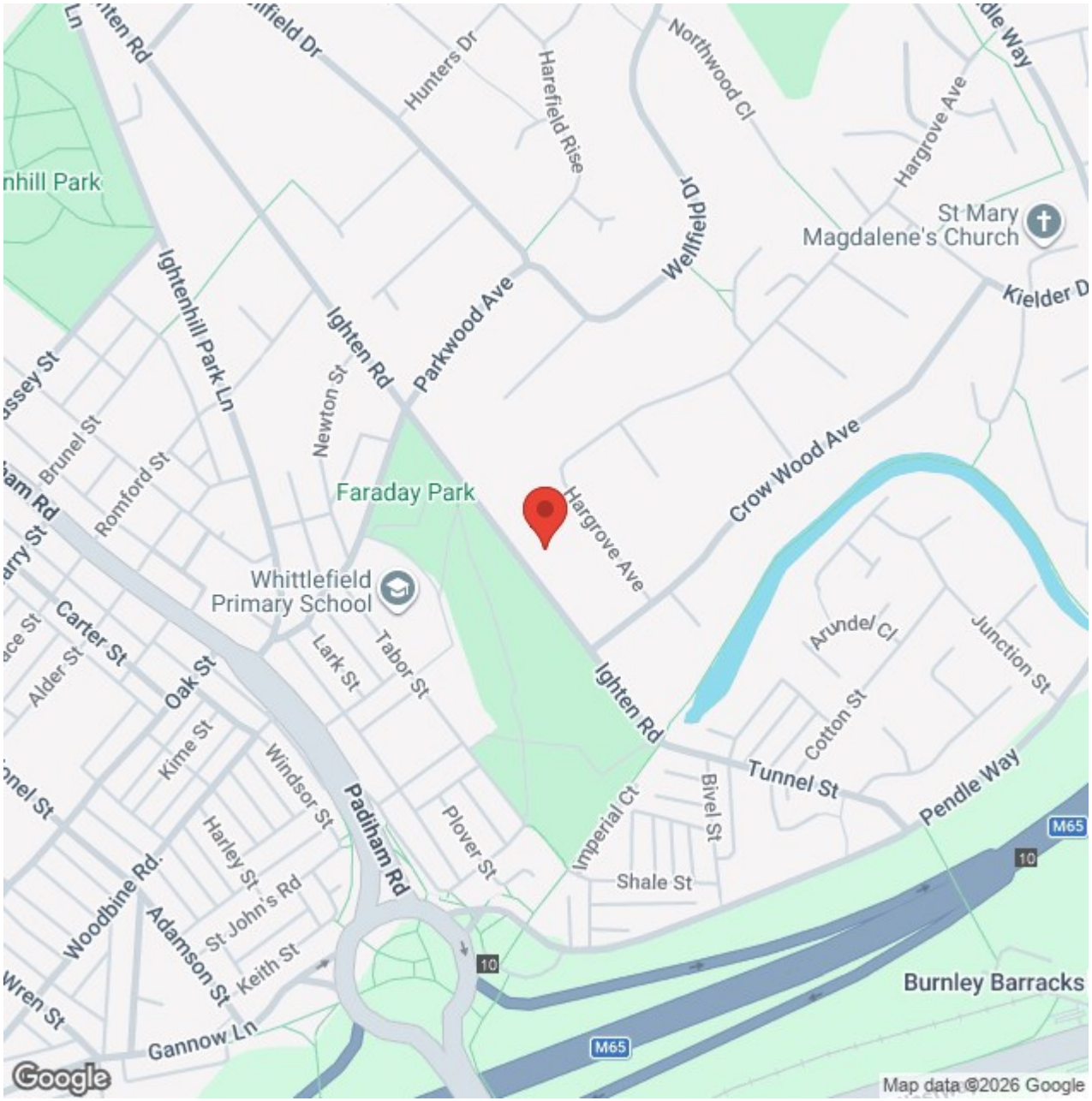
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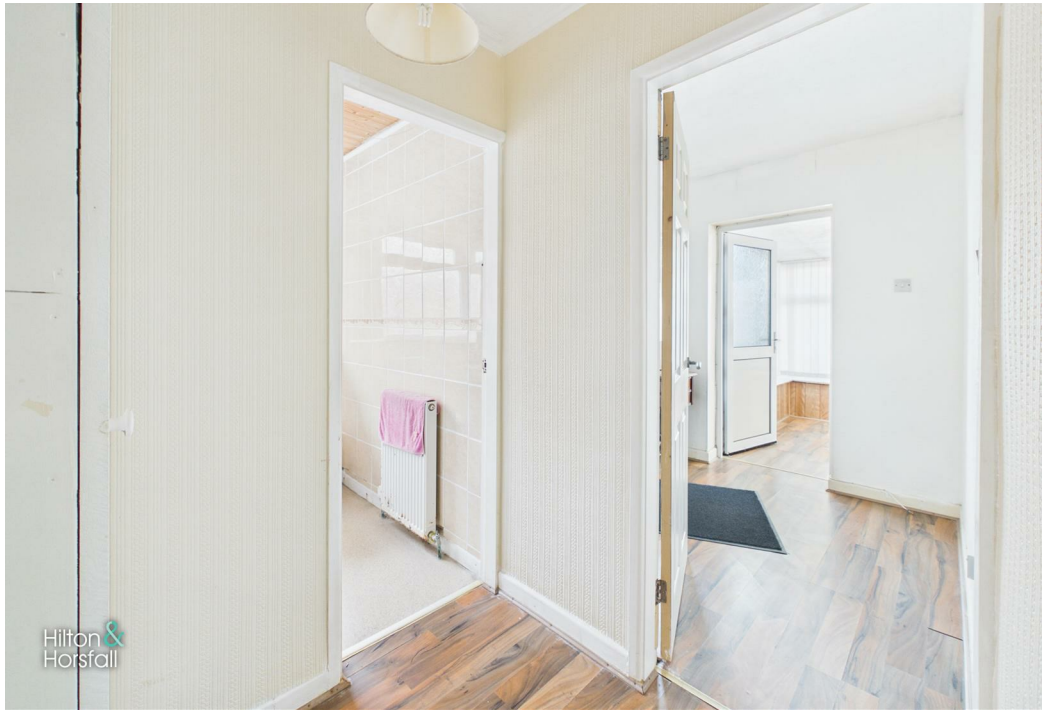

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Wellfield Dr
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Parkwood Ave
Ighten Rd
Newton St
Ightenhill Park Ln
Brunel St
Romford St
Faraday Park
Hargrove Ave
Crow Wood Ave
Whittlefield Primary School
Carter St
Alder St
Oak St
Lark St
Tabor St
Arundel Cl
Junction St
Cotton St
Tunnel St
Pendle Way
Kime St
Windsor St
Padiham Rd
Plover St
Imperial Ct
Bivel St
Shale St
Harley St
Woodbine Rd
Adamson St
St John's Rd
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Lancashire

Offered for sale with no onward chain, this three-bedroom semi-detached bungalow occupies a position within a popular residential area of Burnley and presents an excellent opportunity for purchasers seeking a property with scope for modernisation. With accommodation arranged across a single level, a gated driveway, detached garage and gardens, the property offers considerable potential for buyers looking to create a home to their own tastes and requirements. Internally, an entrance porch leads into a central hallway providing access to the principal accommodation. The living room is positioned to the front of the bungalow and features a large window overlooking the front garden, together with a decorative fireplace creating a focal point. The kitchen is fitted with a range of white wall and base units, work surfaces and space for freestanding appliances, with a glazed external door opening onto the side driveway. There are three bedrooms, including a front-facing bedroom overlooking the garden and two further bedrooms positioned towards the rear. Bedroom three offers versatility as an additional bedroom, study or hobby room and provides direct access into the conservatory. Extending across the rear of the bungalow, the conservatory offers useful additional accommodation with windows overlooking the outside areas and a door opening onto the rear patio. A shower room completes the internal accommodation, fitted with a shower area, wash hand basin and WC. Externally, the property benefits from a lawned front garden with established planting, a gated driveway providing off-road parking and access to a detached garage. To the rear is a paved patio area with gravelled sections and additional outdoor storage. Whilst the property would benefit from updating, it offers an appealing opportunity to personalise an established bungalow in a convenient residential location. Early viewing is recommended to appreciate the accommodation and potential on offer.

GROUND FLOOR

ENTRANCE PORCH 3'7" x 3'6" (1.11m x 1.07m)
An entrance porch providing access into the bungalow, with a further door leading through to the main hallway.

HALLWAY 3'5" x 17'4" (1.05m x 5.29m)
A central hallway providing access to the living room, kitchen, three bedrooms and shower room. Featuring wood-effect flooring, decorative wall coverings, ceiling coving and a central ceiling light fitting, together with a wall-mounted radiator.

LIVING ROOM 11'0" x 15'1" (3.37m x 4.62m)
A well-proportioned living room positioned to the front of the bungalow, featuring a large window overlooking the front garden, allowing plenty of natural light into the room. A feature fireplace with decorative surround provides a focal point, complemented by two smaller leaded windows to either side. Further features include fitted carpeting, ceiling coving, a central ceiling light fitting and wall-mounted radiators.

KITCHEN 11'1" x 8'6" (3.38m x 2.61m)
A fitted kitchen comprising a range of white wall and base units with complementary wood-effect work surfaces and tiled splashbacks. Incorporating a stainless steel sink with drainer and mixer tap, space for a freestanding cooker and plumbing for a washing machine. Further features include wood-effect flooring, a ceiling-mounted fluorescent light fitting and a window overlooking the side driveway. A glazed external door provides direct access to the driveway and detached garage.

BEDROOM ONE 7'7" x 15'1" (2.33m x 4.61m)
A generously sized bedroom positioned to the front of the bungalow, featuring a large window overlooking the front garden, allowing plenty of natural light into the room. Further features include wood-effect flooring, decorative wall coverings, ceiling coving, a central ceiling light fitting and a wall-mounted radiator.

BEDROOM TWO 11'10" x 10'4" (3.63m x 3.17m)
A well-proportioned double bedroom positioned to the rear of the bungalow, featuring a large window overlooking the conservatory. The room benefits from wood-effect flooring, patterned wall coverings, ceiling tiles, a central pendant light fitting and a wall-mounted radiator. Offering good floor space with scope for modernisation to suit a purchaser's individual tastes.

BEDROOM THREE 10'7" x 7'4" (3.24m x 2.25m)
A versatile third bedroom positioned to the rear of the bungalow, currently used as a hobby room and offering potential for use as a home office or additional bedroom. Featuring wood-effect flooring, a wall-mounted radiator and a window to the side. A glazed door provides direct access into the conservatory, creating a useful connection to the rear of the property.

CONSERVATORY 16'1" x 7'6" (4.91m x 2.31m)
A spacious conservatory positioned to the rear of the bungalow, accessed directly from bedroom three and providing additional versatile accommodation. Featuring windows to three sides with fitted vertical blinds, a translucent roof with fitted blinds, wood-effect flooring and timber-effect wall panelling. A glazed external door provides access to the rear garden and patio area.

SHOWER ROOM 5'4" x 5'4" (1.63m x 1.65m)
A shower room fitted with a three-piece suite comprising a shower area with a wall-mounted Mira electric shower, a pedestal wash hand basin and a low-level WC. Featuring tiled walls, timber-effect ceiling panelling and a frosted glass window providing natural light and privacy.

DETACHED GARAGE 8'8" x 17'1" (2.65m x 5.21m)
A detached garage positioned towards the rear of the property, accessed via the driveway running alongside the bungalow. Featuring an up-and-over garage door and providing useful space for parking or storage.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/ightenroadburnley

LOCATION
Situated along Ighten Road in the established Ightenhill area of Burnley, the property occupies a convenient residential position with access to a range of local amenities and transport connections. Ightenhill Park is nearby, offering attractive green space, walking areas, tennis courts, bowling greens and recreational facilities. Local bus services operate in the surrounding area, whilst Burnley Barracks railway station provides additional public transport connections. Burnley town centre offers a wider selection of shops, supermarkets, cafés, restaurants and everyday services. The location also provides access to Padiham Road and the wider road network, making it convenient for travelling around Burnley and the surrounding towns. Combining an established residential setting with local recreational facilities and everyday amenities, this is a practical location for buyers looking to settle in the Burnley area.

Property Particulars & Verification
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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Anti-Money Laundering & Identity Checks
Hilton & Horsfall uses MoveButler to carry out anti-money laundering (AML) and identity checks as part of the onboarding process. Buyers, sellers, landlords and tenants are subject to the checks applicable to their transaction. A charge applies where legally permitted; the applicable amount will be confirmed by MoveButler during onboarding and is subject to change. No prohibited fee will be charged to tenants.

Sale Ready Legal Pack
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes: Evidence of title, Standard searches (regulated local authority, water & drainage & environmental), Protocol forms and answers to standard conveyancing enquiries. The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.


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OUTSIDE

To the front of the bungalow is a lawned garden with established shrubs and planting, together with a pathway providing access to the entrance porch. A gated tarmac driveway runs alongside the property, offering off-road parking and leading to a detached garage positioned towards the rear. The garage features an up-and-over door and provides useful parking or storage space. To the rear is a paved patio area with gravelled sections, offering outdoor space with scope for landscaping and improvement. An additional outbuilding provides further storage. The outside areas complement the bungalow's potential, with opportunities for purchasers to make improvements to suit their individual requirements.



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

1014 ft²

94.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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