



**E&M**  
PROPERTY SOLUTIONS



23 Hillingdon Road, Burnley, BB10 2EG  
Offers over £195,000



**E&M**  
PROPERTY SOLUTIONS





## 23 Hillingdon Road, Burnley, BB10 2EG

**Offers over £195,000**

Three Bedroom Semi-Detached Home! Sought-After Location! Driveway Parking! Front & Rear Gardens!

Located on the ever-popular Hillingdon Road, Burnley, this well-presented three-bedroom semi-detached property offers an excellent opportunity for families, first-time buyers, or investors alike.

Set in a highly sought-after residential area, the home benefits from driveway parking and gardens to both the front and rear, providing outdoor space ideal for relaxing or entertaining.

Internally, the property offers well-proportioned accommodation throughout, with generous living space and three bedrooms, making it a practical and comfortable family home.

Conveniently positioned close to local amenities, schools, and transport links, this property combines location, space, and potential.

Early viewing is highly recommended to appreciate the location and opportunity on offer.

Description

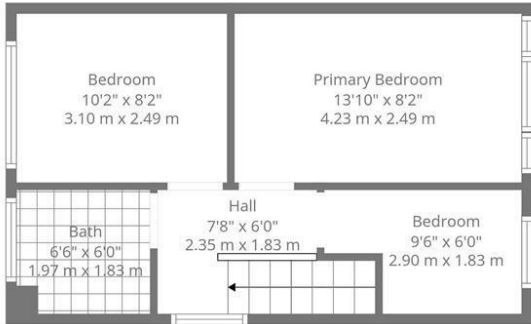
Situation

null  
Council Tax Band: B  
Available:

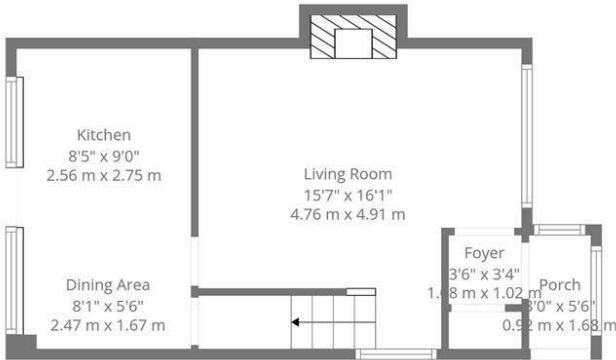




Floor Plans



2nd Floor

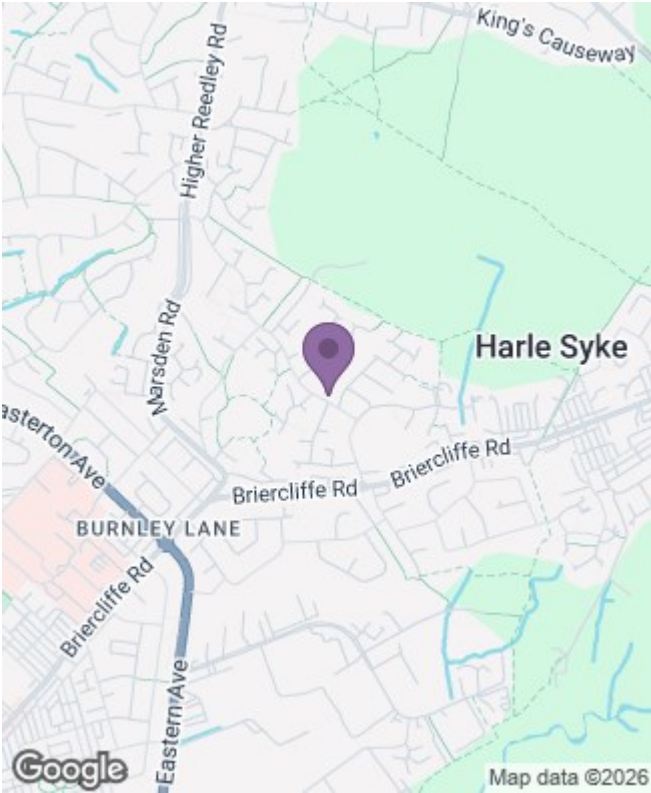


1st Floor

**TOTAL: 709 sq. ft, 66 m2**  
1st floor: 356 sq. ft, 33 m2, 2nd floor: 353 sq. ft, 33 m2  
EXCLUDED AREAS: PORCH: 17 sq. ft, 2 m2, FIREPLACE: 8 sq. ft, 1 m2, WALLS: 83 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Map



Energy Performance Graph

