

# HOWORTH CLOSE, BURNLEY, BB11 2RA

[NO CHAIN]



**EXCLUSIVE DEVELOPMENT ON OUTSKIRTS OF TOWN / ENVELOPED BY RURAL WOODLAND / PANORAMIC OPEN OUTLOOK / EXTENDED FAMILY HOME OVER THREE FLOORS / ENVIABLE LARGE GARDENS /** Located in this highly desirable, yet little known area on the outskirts of town boasting a rural outlook, yet within easy reach of amenities. This large detached residence affords accommodation to suit the growing family with excellent further potential to add your own stamp, enveloped within a good-sized plot with lawns to the front, side and rear.



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Positioned on this exclusive development of only a handful of varying sized property located in this highly desirable, yet little known area on the outskirts of town. Enveloped within rural woodland and boasting a truly panoramic open outlook to the front, taking in Burnley nestled in the valley, beyond to Pendle and also towards the stunning Cliviger valley. Well placed within only a short distance of Towneley Parkland, and a few minutes by car from Burnley town centre, including access onto both the A56 and M65 motorways, promoting complete freedom throughout the Northwest region with Manchester a forty-minute commute.

There's no 'deceptively spacious' about this detached property, affording large, extended living accommodation over three floors which will appeal for the upwardly-mobile growing family. The property boasts numerous separate reception spaces, all well-proportioned, the two main receptions rooms overlooking or indeed opening into an enviable sized enclosed lawned garden at the rear. There are three double-sized bedrooms to the first floor, and two further bedrooms to the second, again with bathrooms, ensuites and a sauna with dressing area. Internally the property will benefit from a programme of refurbishment, offering excellent potential to create a stunning family residence. An early appointment to view is highly recommended.

**BRIEFLY COMPRISING:-** ENTRANCE PORCH, RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, FOUR SEPARATE RECEPTION ROOMS PLUS BAR / SNUG, BREAKFAST KITCHEN, THREE DOUBLE-SIZED BEDROOMS TO THE FIRST FLOOR, EN SUITE TO MASTER WITH SAUNA, HOUSE BATHROOM, TWO FURTHER BEDROOMS TO THE SECOND FLOOR WITH TWO-PIECE EN SUITE. SWEEPING LAWNED GARDENS TO THE FRONT / SIDE, EXTENSIVE BLOCK-PAVED DRIVEWAY TO INTEGRAL GARAGE, PRIVATE ENCLOSED LAWNED GARDEN TO THE REAR. VIEWING HIGHLY RECOMMENDED.

## The Accommodation Afforded is as follows:-

### Entrance Porch

UPVC framed entrance door having double glazed centre panel, matching double glazed panels to front and side, tiled floor area. Frosted glazed panelled door with matching side panels opening into:-

### Reception Hallway

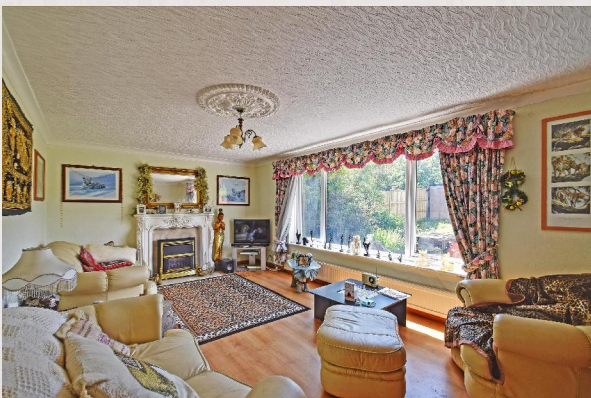
Open-tread stairs ascending to the first floor, laminate wood floor, coved ceiling, radiator. Colour leaded glazed panelled doors leading from hallway and access to:-

### Two-Piece Cloakroom

Two piece suite incorporating low-level WC and corner wash basin.

### Reception Room One

19'01" x 12'02" Feature fireplace with marble inlay / hearth and inset coal-effect gas fire. Coved ceiling with centre ceiling rose, laminate wood floor, radiator, wall light points. UPVC framed double glazed picture-window overlooking the enclosed private rear garden.



### Reception Room Two

12'0" x 9'09" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Colour leaded glazed panelled door to:-



### Reception Room Three

16'01" x 7'10" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Opening through into:-

**No gimmicks. Just sales.**





**Reception Room Four**

15'11" x 15'02" Feature fireplace with marble inlay / hearth and inset coal-effect gas fire, coved ceiling with centre ceiling rose, radiator. UPVC framed double glazed French-style doors with double glazed panels to both sides and opening into the enclosed private rear garden. Access to:-

**Bar / Snug**

7'10" x 6'02" Boarded walls and ceiling with inset spot lighting.

**Breakfast Kitchen**

14'03" x 10'11" Stainless steel sink unit and drainer with cupboards under, comprehensive range of wall and base units incorporating stainless steel oven / grill and four ring hotplate with stainless steel chimney-style extractor canopy over, coordinating worktops extending to provide breakfast bar, space for American-style fridge freezer, inset spot lighting to ceiling, radiator. UPVC framed double glazed window and UPVC rear entrance door with double glazed centre panel opening into the rear garden.



**First Floor Landing**

Stairs to second floor, coved ceiling.

**Master Bedroom**

16'11" x 12'0" Coved ceiling, radiator. UPVC framed double glazed picture-window overlooking the rear garden. Access to:-



EPC:



Tenure: Freehold

Council Tax Band: E

Approximate Square Footage: Sq ft

Disclaimer: In accordance with the Property Misdescriptions Act 1991 the following particulars have been prepared in good faith and are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent [where applicable] are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



#### **En Suite Shower Room**

**11'09" x 5'07"** Three piece suite incorporating pedestal wash basin, low-level WC and glazed shower cubicle with mixer shower fittings over, PVC boarding to walls and tongue-and-groove boarded ceiling with inset spot lighting, radiator. UPVC framed double glazed window to the rear elevation. Access to:-

#### **Dressing Area with Sauna**

**11'03" x 6'0"** Tongue and groove boarding to walls and ceiling, inbuilt Nordic Sauna. Door opening onto first floor landing.



#### **Bedroom Two**

**13'05" x 10'08"** Inbuilt wardrobes and storage cupboards, coved ceiling, radiator. UPVC framed double glazed window affording a panoramic open outlook to the front elevation.



#### **Bedroom Three**

**11'06" x 10'01"** Coved ceiling, radiator, inbuilt storage cupboard. UPVC framed double glazed window also affording a panoramic open outlook to the front elevation.

**No gimmicks. Just sales.**





**House Bathroom**

10'08" x 6'02" Four piece white suite incorporating panelled bath, pedestal wash basin, low-level WC and step in glazed shower cubicle with electric shower fittings over, part-tiled walls, inset spot lighting to ceiling, radiator, chrome heated towel rail. UPVC framed frosted double glazed window.

**Second Floor Level**



**Bedroom Four**

15'01" x 13'08" [Maximum] Stairs with spindle balustrade, inbuilt storage cupboard, radiator. Two sealed unit double glazed Velux-style window. Access through into:-

**Bedroom Five**

11'09" x 11'06" plus eaves recess with inbuilt storage cupboards. Sealed unit double glazed Velux-style window. Access to:-



**Two Piece Ensuite**

4'06" x 3'08" Two piece suite incorporating low-level WC and corner wash basin.

**Outside**

Occupying an enviable sized plot with sweeping lawned gardens extending to the side and front. Extensive block-paved driveway providing off-road parking for several vehicles and leading to an integral garage [18'03" x 13'11"] having up-and-over door, power and lighting installed, wall mounted gas combination boiler, plumbing for automatic washing machine, internal door to reception hallway. A fabulous sized private lawned garden to the rear of the property with paved patio area and brick-built store, screened for privacy by concrete sectional and timber panelled fencing.



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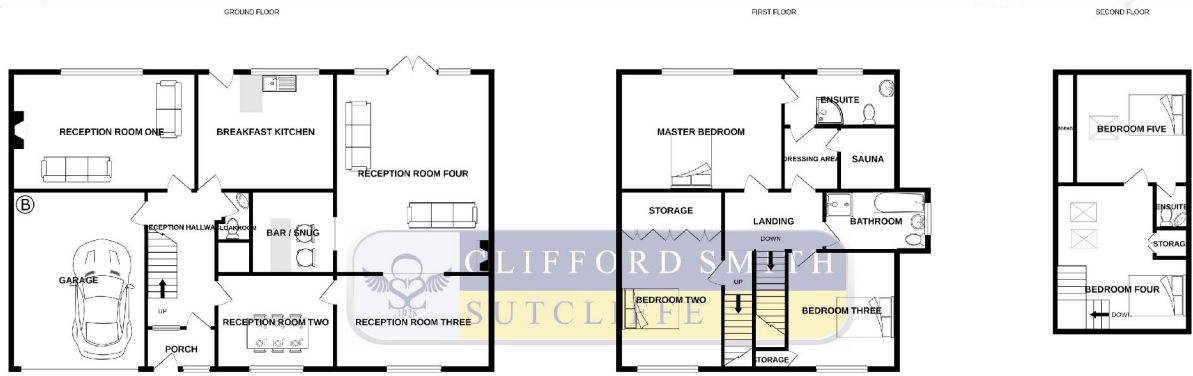


**Services :**  
Mains supplies of gas, water and electricity.

**Viewing :**  
By appointment with our Burnley office.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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