

MOSELEY ROAD, BURNLEY, BB11 2RF



HIGHLY DESIRABLE SECLUDED LOCATION / CLOSE TO TOWNELEY PARKLAND / VERSATILE EXTENDED ACCOMMODATION / You would be hard pushed to find a more picturesque, secluded setting with mature woodland to the rear, a rare opportunity to acquire this highly desirable bungalow which has been extended to the rear and which affords immaculately maintained accommodation with excellent further potential.



CLIFFORD SMITH
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ESTATE AGENTS



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Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Positioned in this highly desirable row of similar styled property, you would be hard pushed to find a more picturesque, secluded setting, overlooking open countryside to the front and mature woodland to the rear. Nestled within a short distance of Towneley Golf Club and parkland, at the foot of nearby Rock Lane; and midway between the stunning landscape of nearby Cliviger valley and Burnley town centre amenities.

A rare opportunity to acquire this highly desirable semi-detached bungalow which exudes kerb appeal, affording versatile living accommodation which has been extended to the rear and which will appeal to couples and those seeking to downsize. The property benefits from the usual comforts installed throughout the immaculately maintained interior, where two attractive reception spaces and two bedrooms are on offer, with further reception space and extensive basement offer further obvious potential. There is ample outdoor space too, with mature private gardens to both the front and rear, and a driveway providing off-road parking.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO NICELY PROPORTIONED RECEPTION ROOMS, MODERN DINING KITCHEN, TWO BEDROOMS, MODERN BATHROOM, FURTHER RECEPTION SPACE TO LOWER GROUND FLOOR LEVEL, CONSERVATORY, HOME OFFICE AREA, GOOD-SIZED BASEMENT SUITABLE FOR A VARIETY OF USES, MATURE GARDENS BOTH FRONT AND REAR, DRIVEWAY PROVIDING OFF-ROAD PARKING. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted double glazed centre panel and frosted double glazed panels to either side, opening into:-

Entrance Porch

Inbuilt meter cupboard. Square pane glazed panelled door with glazed panel over opening into:-

Reception Hallway

Coved ceiling with loft access point, radiator. Gloss-panelled doors leading from hallway and opening into:-



Reception Room Two

14'04" x 10'10" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, wall light points, radiator. UPVC framed double glazed bow-window to the front elevation.



Reception Room One

12'11" x 10'11" into chimney breast recess. Coved ceiling, radiator. Frosted glazed panelled double opening doors leading to the rear and archway opening through into:-



Modern Dining Kitchen

13'08" x 11'05" maximum. Stainless steel sink unit and drainer with cupboards under, comprehensive range of modern wall, base and tall units incorporating stainless steel double oven / grill and four ring gas hob with concealed extractor hood over, co-ordinating worktops with concealed illumination, space for inbuilt fridge freezer, plumbing for washing machine and slimline dishwasher, coved ceiling laminate wood floor, radiator. UPVC framed double glazed windows and UPVC door with double glazed centre panel leading out to the side of the property.



Extended Bedroom One

12'0" x 19'01" Spanning the rear of the property and overlooking woodland, coved ceiling, radiator. Two UPVC framed double glazed windows affording a private outlook to the rear. Double opening glazed panelled doors returning to reception room and spindle balustrade with steps descending to lower ground floor level.

Bedroom Two

9'03" x 9'03" UPVC framed double glazed window to the side elevation, radiator.

Modern Bathroom

5'10" x 5'10" Three piece white suite incorporating panelled spa-bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, fully tiled walls and floor, chrome heated towel rail, inset spot lighting tom ceiling, extractor. UPVC framed frosted double glazed window.

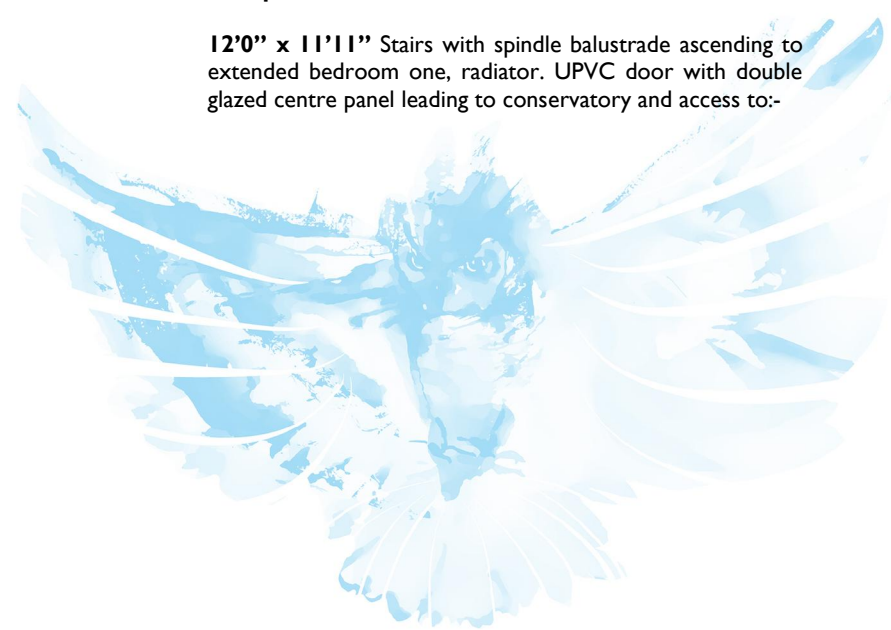


Lower Ground Floor



Reception Room Three

12'0" x 11'11" Stairs with spindle balustrade ascending to extended bedroom one, radiator. UPVC door with double glazed centre panel leading to conservatory and access to:-



EPC: **D**

Tenure: Leasehold

Council Tax Band: C

Approximate Size: 1,108 Sqft

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.



Useful Storage / Home Office

10'04" x 6'10" Wall mounted Worcester gas combination boiler. Access to:-



Useful Basement Storage Area

31'01" x 20'10" Power and lighting installed, glazed window to the side elevation and suitable for a variety of uses.

Conservatory

UPVC framed double glazed construction set onto dwarf walling. UPVC door with double glazed centre panel leading to the side.



Outside

Attractive garden to the front with gravelled areas and well-stocked shrubs and bushes to borders, driveway providing off-road parking. Access to the side of the property and descending to a mature private garden to the rear of the property with paved patio area, sweeping lawn and mature trees / shrub borders abutting mature woodland beyond to the rear.

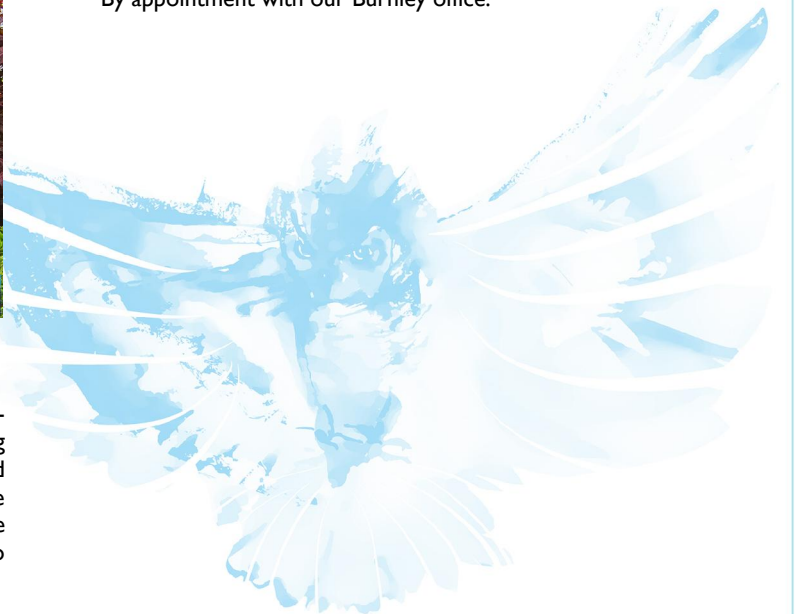


Services :

Mains supplies of gas, water and electricity.

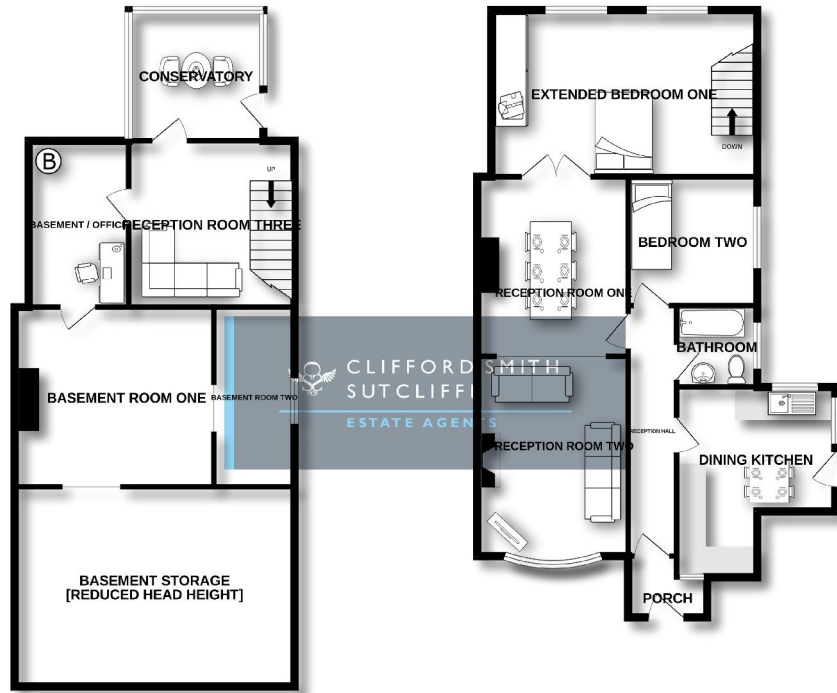
Viewing :

By appointment with our Burnley office.



LOWER GROUND FLOOR

GROUND FLOOR



SEMI DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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