

# SCOTT PARK ROAD, BURNLEY, BB11 4JN



**SUBSTANTIAL PERIOD TERRACE / FASHIONABLE AREA OF TOWN / ENVIABLE OUTLOOK OVER PARKLAND / FAMILY SIZED ACCOMMODATION OVER THREE FLOORS** / Boasting an open outlook over the leafy Scott Park in this most fashionable area of town, an opportunity to acquire this stone built family residence affording comprehensively renovated accommodation over three floors.



CLIFFORD SMITH  
SUTCLIFFE

ESTATE AGENTS



36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



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 within a row of substantial period-terrace properties boasting an open outlook over the leafy Scott Park to the front, in this most fashionable area of town. Well placed within walking distance of local schools, nearby shopping amenities, with regular bus routes into both Burnley town centre including the X43 to Manchester from nearby Manchester Road and Manchester Road railway station. Only a few minutes by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this imposing stone-built residence affording family sized living accommodation over three floors. The property has been comprehensively renovated whilst retaining the charm and character a property of this era possesses. There are the usual modern comforts installed throughout two well proportioned reception rooms and a family-sized dining kitchen with separate utility to the rear of the property. Three double sized bedrooms to the first floor, the generous main bedroom with a dual aspect over the leafy canopy of Scott Park to the front elevation, a house bathroom, and another good-sized fourth bedroom to the second floor, all add to the appeal. A neat garden forecourt offers privacy to the front elevation, with a private enclosed courtyard-style garden with artificial lawn and timber gate onto private back street, creates a safe haven for families to appreciate. An early appointment to view is highly recommended.

**BRIEFLY COMPRISING:- OPEN VERANDA, ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GOOD-SIZED RECEPTION ROOMS, MODERN FAMILY-SIZED DINING KITCHEN, SEPARATE UTILITY ROOM, FOUR BEDROOMS OVER THE FIRST AND SECOND FLOORS, HOUSE BATHROOM TO THE FIRST FLOOR. MATURE GARDEN FORECOURT, PRIVATE ENCLOSED COURTYARD-STYLE GARDEN TO THE REAR.**

## The Accommodation Afforded is as follows:-

### Modern Composite Entrance Door

Having twin frosted double glazed centre panels and double glazed panel over, opening into:-

### Entrance Vestibule

Coved ceiling, inbuilt meter cupboards, panelling to dado height. Oak wood door with fine glazed centre panels and etched glazed panel over, opening into:-



### Reception Hallway

21'7" x 5'2" Coved ceiling with picture rail, decorative corbels, stairs with spindle balustrade ascending to the first floor, under stairs storage cupboard and open recess, panelling to dado height, engineered timber floor. Oak panelled doors leading from hallway and opening into:-



### Reception Room One

14'01" x 12'0" into chimney breast recess. Cast iron multi-fuel stove set onto marble hearth with brick inlay and feature mantle over, coved ceiling and picture rail with decorative frieze, engineered timber floor area, radiator. UPVC framed double glazed bay-window to the front elevation.



### Reception Room Two

14'07" x 10'07" into chimney breast recess. Marble fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling with picture rail and decorative frieze, radiator. UPVC framed double glazed window to the rear elevation.



### Utility Room

**9'05" x 10'0"** Stainless steel sink unit and drainer with cupboards under, matching wall, base and frosted glazed units with wine rack, fitted worktops with concealed illumination and part-tiled walls, plumbing for washing machine and slimline dishwasher, space for tumble dryer, inset spot lighting to ceiling. Sealed unit double glazed Velux-style window to ceiling, UPVC framed double glazed window and UPVC door with double glazed centre panel leading out to the side / rear.



### Dining Kitchen

**19'07" x 9'09"** Stainless steel sink unit and drainer with cupboards under, comprehensive range of solid wood fronted wall and base units incorporating double oven / grill and five ring gas hob with stainless steel extractor canopy over, co-ordinating worktops with concealed illumination and part tiled walls, inset spot lighting to ceiling. Two UPVC framed double glazed windows to the side elevation, space for American-style fridge freezer, wall mounted Worcester gas combination boiler, radiator. Opening through into:-

### First Floor Landing

**14'07" x 5'03"** Return spindle balustrade, panelling to dado height, door with stairs ascending to the second floor with understairs storage cupboard. Oak panelled doors leading from landing and opening into:-



EPC: **E**

Tenure: Leasehold

Council Tax Band: C

Approximate Size: 1,915 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.



### Bedroom Three

10'07" x 9'11" into chimney breast recess. Picture rail, radiator. UPVC framed double glazed window overlooking the rear garden.



### House Bathroom

8'08" x 6'07" Three piece white suite incorporating panelled bath with chrome mixer rain -shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, fully tiled walls, boarded ceiling with inset spot lighting, chrome heated towel rail. UPVC framed frosted double glazed window to the side elevation.

### Bedroom One

13'09" x 16'04" into chimney breast recess. Picture rail, radiator. Two UPVC framed double glazed window overlooking the attractive Scott Park to the front.



### Bedroom Two

14'05" x 10'09" into chimney breast recess. Picture rail, radiator. UPVC framed double glazed window to the rear elevation.



## Second Floor

### Bedroom Four

11'10" x 16'07" into chimney breast recess. Two inbuilt wardrobes / storage cupboards with gloss-panelled doors, access to further eaves storage areas. Sealed unit double glazed Velux-style window with an attractive outlook towards the leafy canopy of Scott Park.



### Outside

Dwarf stone walling with mature privet hedge for privacy and wrought iron gate opening onto a paved walkway to the front beside a mature lawned garden. Private enclosed courtyard-style garden to the rear with artificial lawn and stone walling to the perimeter with timber gate opening onto a private back street.



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

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

EPC: **E**

Tenure: Leasehold

Council Tax Band: C

Approximate Size: 1,915 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.



FOUR BEDROOM BAY-TERRACE HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix (2022)

