

CASTERTON AVENUE, BURNLEY, BB10 2PF



TRULY SECLUDED DETACHED BUNGALOW / ATTRACTIVE TREE-LINED AVENUE / WELL-PLANNED ACCOMMODATION / REQUIRING COMPREHENSIVE REFURBISHMENT / Occupying a truly secluded position, set back from this attractive tree-lined avenue, an exciting opportunity to purchase this unique detached bungalow affording well-planned accommodation with excellent potential.



**CLIFFORD SMITH
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Occupying a truly secluded position, set back from this attractive tree-lined avenue with dwarf walling and lawned gardens to the front. Located within a popular avenue of varying styled property, close to the General hospital and local schools / amenities with regular bus routes into Burnley town centre almost immediately on the doorstep. Well placed within a few minutes drive of access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An exciting opportunity to purchase this truly unique detached bungalow constructed circa 1933 and affording well-planned living accommodation which will benefit from a comprehensive programme of refurbishment. The property benefits from the usual comforts installed throughout attractive reception spaces, the lounge overlooking mature gardens to the front through a leaded bow-window, with two large double-sized bedrooms. There is excellent potential here to completely remodel the property and create a fabulous, detached residence, whilst externally the property sits within a substantial mature plot with it's own private access to the rear. An appointment to view is highly recommended to appreciate.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE LOUNGE AND SECOND RECEPTION ROOM, KITCHEN, TWO GOOD-SIZED DOUBLE BEDROOMS, BATHROOM, LAWNED GARDEN TO FRONT, FABULOUS SIZED PRIVATE REAR GARDEN WITH DRIVEWAY TO GARAGE, PRIVATE ACCESS OVER GATE DRIVEWAY FROM HIGHFIELD AVENUE.

The Accommodation Afforded is as follows:-

UPVC Entrance Porch

UPVC entrance door having frosted oval-shaped double glazed centre panel and double glazed panels to front and side, tiled floor area. Frosted glazed panelled door leading into:-

Reception Hallway

Coved ceiling, radiator, illuminated display niches. Gloss-panelled doors leading from hallway and opening into:-



Reception Room One

13'0" x 12'02" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset electric fire, coved ceiling with centre ceiling rose, wall light points, radiator. UPVC framed double glazed bow-window to the front elevation.



Reception Room Two

6'09" x 12'02" Coved ceiling, radiator. Sealed unit double glazed window. Access with serving hatch also into:-



Kitchen

6'10" x 12'01" Stainless steel sink unit and drainer with cupboards under, matching wall and base units, co-ordinating worktops and part-tiled walls, gas and electric cooker point, plumbing for washer, wall mounted Vaillant gas combination boiler. Sealed unit double glazed window to side and overlooking the extensive rear garden, UPVC rear entrance door with frosted double glazed centre panel.



Bedroom One

14'08" x 9'11" Inbuilt storage cupboards with louver doors, radiator. UPVC framed double glazed bow-window overlooking the rear garden.



Bedroom Two

12'10" x 12'01" Coved ceiling, radiator. UPVC framed double glazed bow-window to the front elevation.

Bathroom

10'03" x 5'09" Three piece white suite incorporating panelled P-shaped bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, fully tiled walls, Pine boarded ceiling, extractor. Sealed unit frosted double glazed window.



Outside

Dwarf brick walling to the front with wrought iron gate opening onto a paved driveway leading between lawned gardens to the front, screened by an abundance of mature trees and bushes. Gated access to the side and opening into a truly impressive private mature garden at the rear laid mainly to lawn with an abundance of mature trees and bushes. Driveway accessed from the rear with twin wrought iron gates, providing off-road parking and leading to a detached garage. Screened for complete seclusion by mature bushes and timber perimeter fencing.

EPC: **D**

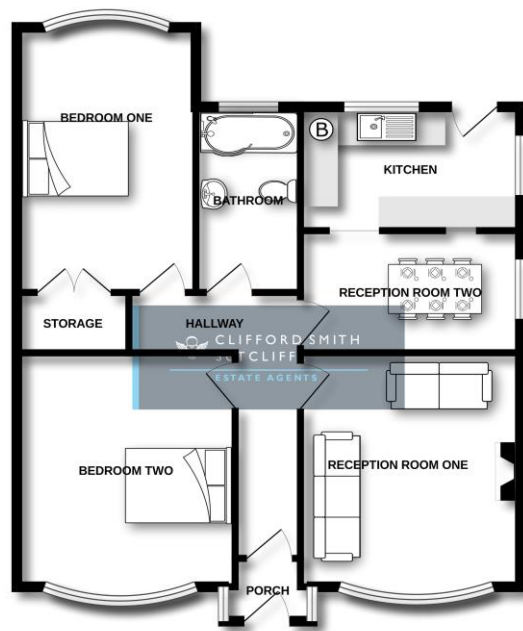
Tenure: Leasehold

Council Tax Band: D

Approximate Size: 796 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.

GROUND FLOOR



TWO BEDROOM DETACHED BUNGALOW

While 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. The 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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Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

