

COAL CLOUGH LANE, BURNLEY, BB11 4NJ



SUBSTANTIAL BAY TERRACE / OPEN OUTLOOK TO FRONT / CLOSE TO PARKLAND & AMENITIES / Positioned within a substantial terrace of similar property, affording generously proportioned, four-bedroom accommodation over four floors and offering excellent potential for a desirable family home.



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Positioned within a substantial terrace of similar bay-fronted property boasting an attractive outlook towards the former Coal Clough House now day nursery. Well placed within walking distance of the leafy Scott Park, and Coal Clough Lane shopping parade, with regular bus routes into Burnley town centre. Only a few minutes by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A stone-built bay-fronted terrace affording generously proportioned living accommodation which retains an inherent charm and character. There is more than ample reception space at ground floor level with two separate reception rooms and a further dining area which opens into a modern kitchen. There are four bedrooms on offer over the first and second floors, whilst a dry basement currently used as a utility room, is a further feature. A mature garden forecourt adds to the kerb appeal, with an enclosed yard to the rear.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GOOD-SIZED RECEPTION ROOMS WITH FURTHER DINING AREA, MODERN KITCHEN, USEFUL BASEMENT / UTILITY ROOM, THREE BEDROOMS, HOUSE BATHROOM, FOURTH BEDROOM TO SECOND FLOOR, ATTRACTIVE FORECOURT, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

Solid Timber Entrance Door

Having glazed panel over and opening into:-

Entrance Vestibule

Attractive period tiled floor area, inbuilt meter cupboard, coved ceiling with dado rail. Stunning etched glazed door with glazed panels to either side and over, opening into:-

Reception Hallway

Stairs with polished wood spindle balustrade ascending to the first floor level, coved ceiling with dado rail, radiator. Panelled door to:-



Dining Area

11'0" x 7'05" Coved ceiling, radiator. Understairs storage cupboard with stone steps descending to a useful basement storage room. Arched opening to second reception room and arched opening to:-



Kitchen

10'02" x 7'01" | ½ bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of modern wall, base, tall and illuminated glazed display units, co-ordinating worktops with concealed illumination and part-tiled walls, feature range style cooker with stainless steel chimney-style extractor canopy over, integrated fridge freezer, plumbing for washing machine, inset spot lighting to ceiling, tiled floor area. UPVC framed double glazed window and UPVC door with frosted double glazed centre panel leading into the rear yard.



Reception Room One

11'08" x 13'05" into chimney breast recess. Feature polished wood fireplace with stone hearth, coved ceiling with centre ceiling rose and picture rail, dado rail, radiator with feature cover, attractive solid wood floor area. UPVC framed double glazed bay-window affording an elevated outlook to the front. Double opening doors leading through into:-



Reception Room Two

14'01" x 11'04" into chimney breast recess. Feature polished wood fireplace with tiled inlay and cast-iron multi-fuel stove set onto a stone flagged hearth, coved ceiling with centre ceiling rose and picture rail, attractive solid wood floor, wall mounted gas combination boiler, archway through to dining area. UPVC framed double glazed window to the rear elevation.

Useful Basement

11'01" x 10'04" Power and lighting installed with plumbing for washing machine.

First Floor Landing

Return polished wood spindle balustrade. Timber panelled doors leading from landing and opening into:-

Bedroom One

13'04" x 11'07" Comprehensive range of fitted wardrobes and cupboards, inbuilt storage cupboard, coved ceiling, radiator with feature cover. UPVC framed double glazed window affording an attractive leafy outlook to the front elevation.



Bedroom Two

11'07" x 12'01" into chimney breast recess. Coved ceiling, radiator with feature cover. UPVC framed double glazed window to the rear elevation.



Bedroom Three

9'11" x 7'02" Radiator with feature cover. UPVC framed double glazed window also to the front elevation.



Bathroom

6'03" x 7'02" Three piece white suite incorporating panelled bath with shower fittings, tiled area and folding glazed screen over, pedestal wash basin and low-level WC, half-tiled walls. UPVC framed frosted double glazed window.

EPC: **D**

Tenure: Leasehold

Council Tax Band: B

Approximate Size: 1,270 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.



Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

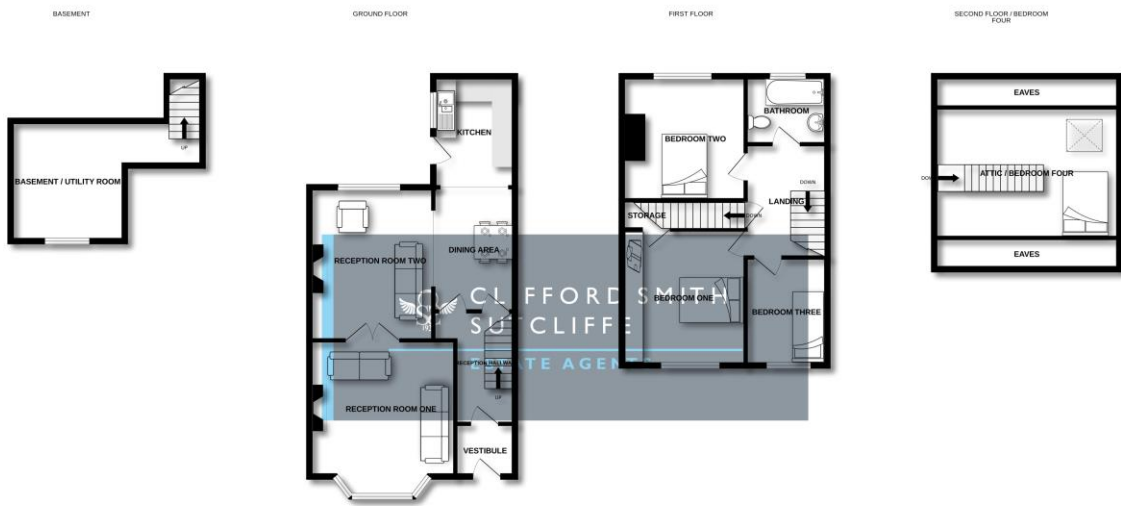


Second Floor Attic / Bedroom Four

12'0" x 16'11" Sealed unit double glazed Velux-style window, inbuilt cupboards extending into the eaves recess.

Outside

Neat elevated forecourt to the front, enclosed yard to the rear.



FOUR BEDROOM MID BAY TERRACE

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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