

IGHTENHILL PARK LANE, BURNLEY, BB12 0LE



IMPOSING STONE-BUILT TERRACE / HIGHLY SOUGHT AFTER IGHTEHILL / ATTRACTIVELY PROPORTIONED / IMMACULATELY MAINTAINED / Positioned within a row of similar bay-fronted property located a stones-throw away from Ightenhill parkland and affording immaculately maintained accommodation over three floors to suit the growing family.



**CLIFFORD SMITH
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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, BB1 1HJ. A list of the names of the Partners is available from that office upon request.

Positioned within a row of similar imposing bay-fronted property and located within the highly sought after Ightenhill area of town with Ightenhill parkland a stones-throw away. Ideally placed within walking distance of Padiham Road shopping parade, with regular bus routes into both Burnley and Padiham town centres. Only a short distance from well-regarded local Primary schools including Wellfield and a few minutes' drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A substantial stone-built bay-fronted terrace affording attractively proportioned living accommodation over three floors, and which may appeal to the growing family. The immaculately maintained interior boasts the usual comforts throughout to separate reception rooms and a good-sized modern kitchen at ground floor level, whilst to the first floor there are two double-sized bedrooms and a large four-piece bathroom. A converted attic room accessed from the first floor landing offers excellent further potential with attractive Indian-stone paved forecourt and enclosed courtyard to the rear.

BRIEFLY COMPRISING:- OPEN VERANDA, ENTRANCE VESTIBULE, TWO RECEPTION ROOMS, ATTRACTIVE MODERN KITCHEN, TWO DOUBLE-SIZED BEDROOMS, FURTHER ATTIC ROOM / POTENTIAL THIRD BEDROOM, LARGE FOUR-PIECE FAMILY BATHROOM. PRIVATE PAVED FORECOURT SAND ENCLOSED COURTYARD TO THE REAR WITH STORE. VIEWING HIGHLY RECOMMENDED.

The Accommodation Afforded is as follows:-

Open Veranda

UPVC entrance door having frosted diamond leaded double glazed centre panel and frosted double glazed panel over, opening into:-

Entrance Vestibule

4'05" x 3'07" Panelling to dado height, coved ceiling, inbuilt meter cupboard, tiled floor area. Square pane glazed panelled door with glazed panel over, opening through into:-

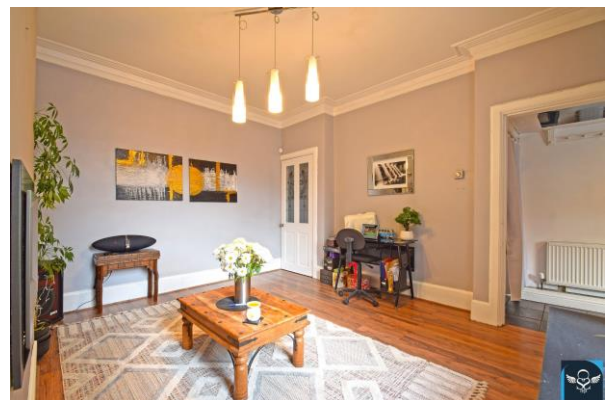
Reception Hallway

12'06" x 3'08" Stairs ascending to the first floor level, radiator, coved ceiling, laminate wood floor. Twin colour leaded glazed panelled doors leading from hallway and opening into:-



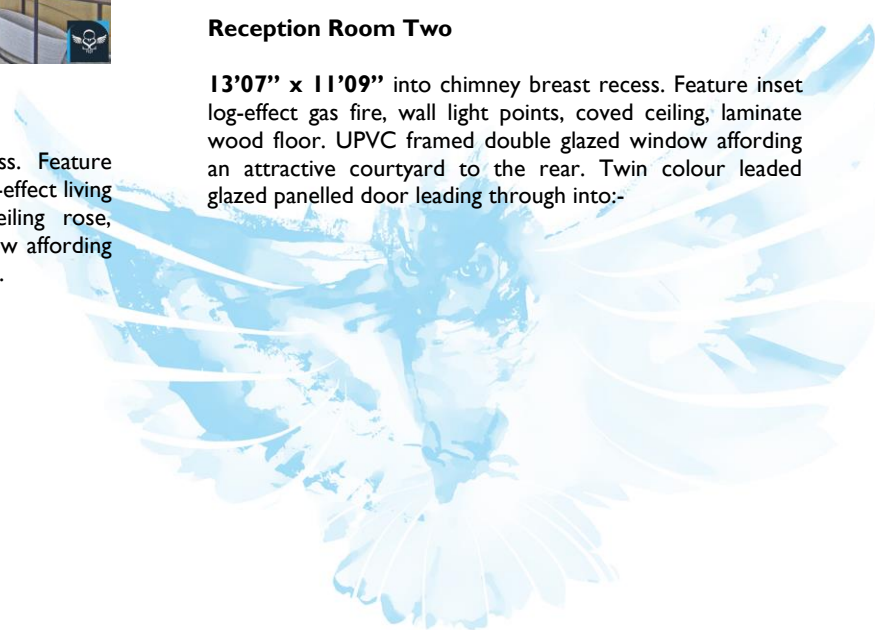
Reception Room One

13'07" x 11'09" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling with centre ceiling rose, radiator. UPVC framed double glazed bay-window affording an elevated private outlook to the front elevation.



Reception Room Two

13'07" x 11'09" into chimney breast recess. Feature inset log-effect gas fire, wall light points, coved ceiling, laminate wood floor. UPVC framed double glazed window affording an attractive courtyard to the rear. Twin colour leaded glazed panelled door leading through into:-





Kitchen

16'05" x 8'04" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of wall, base and glazed display units, co-ordinating worktops and part-tiled walls, space for range-style cooker with stainless steel splashback and extractor canopy over, space for tall fridge freezer, plumbing for washing machine and space for tumble dryer, concealed Main gas combination boiler, inset spot lighting to ceiling, tiled floor area, radiator. UPVC framed double glazed window and UPVC door with frosted double glazed centre panel, understairs storage recess.

First Floor Landing

13'08" x 5'10" Return balustrade, glazed skylight, steps ascending to second floor attic room. Gloss-panelled doors leading from landing and opening into:-

Bedroom One

13'06" x 15'11" Could easily be split to create two separate bedrooms with two radiators and two UPVC framed double glazed windows affording an open elevated outlook to the front elevation. Range of modern fitted wardrobes with inset spot lighting and mirror fronted doors to centre, understairs storage recess, inset spot lighting to ceiling.



Bedroom Two

14'0" x 19'07" Range of fitted wardrobes with mirror fronted doors, radiator. UPVC framed double glazed window to the rear elevation.



EPC: **E**

Tenure: Leasehold

Council Tax Band: B

Approximate Size: 1,323 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.



Family Bathroom

Four piece modern White suite incorporating tiled panelled bath, low-level WC, wash basin set into vanity-style unit and step in curved glazed shower cubicle with multi-jet chrome shower fittings, tiled area and sliding glazed door over, tiled walls, inset spot lighting to ceiling, laminate wood floor, chrome heated towel rail. Two UPVC framed frosted double glazed windows to the side elevation.

Second Floor Attic Room

10'01" x 13'11" plus substantial eaves storage recesses. Sealed unit double glazed Velux-style window.



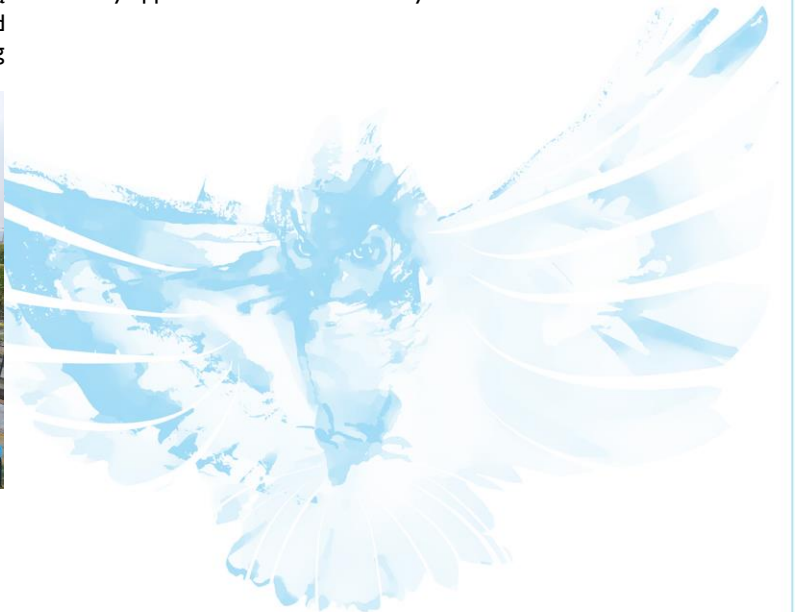
Outside

Attractive private forecourt with wrought iron railings and gate, stone steps and Indian-stone paving, screened by a mature privet hedge. Enclosed Indian-stone paved courtyard to the rear with access to useful store, power and lighting installed; timber gate onto back street.



Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.





TWO BEDROOM MID-TERRACE WITH ATTIC ROOM

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, 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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