

BURNLEY ROAD, HARLE SYKE, BB10 2HJ



SUBSTANTIAL ELEVATED ROW / HEART OF HARLE SYKE / COMPREHENSIVELY RENOVATED TERRACE / Positioned within an elevated row close to Harle Syke shops and schools, this stone-built end-terrace affords family-sized living accommodation which has undergone a back-to-brick programme of renovation.



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Positioned within a substantial elevated row of similar property, right in the heart of Harle Syke with shopping parade and regular bus routes into town immediately on the doorstep. Well placed within walking distance of local schools, including Briercliffe Primary School, and with a few minutes' drive of all the amenities of Burnley town centre including the General Hospital.

A stone built end-terrace property affording accommodation which has undergone a comprehensive back-to-brick programme of renovation. The well-proportioned interior boasts the usual modern comforts throughout two good-sized reception rooms, three bedrooms and modern kitchen and bathroom. A neat elevated forecourt adds to the privacy, whilst an enclosed rear yard is a further feature.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, TWO GOOD-SIZED RECEPTION ROOMS, MODERN KITCHEN, THREE BEDROOMS, BATHROOM, NEAT ELEVATED FORECOURT, ENCLOSED YARD TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Vestibule

3'10" x 3'01" Radiator. Gloss-panelled door opening into:-

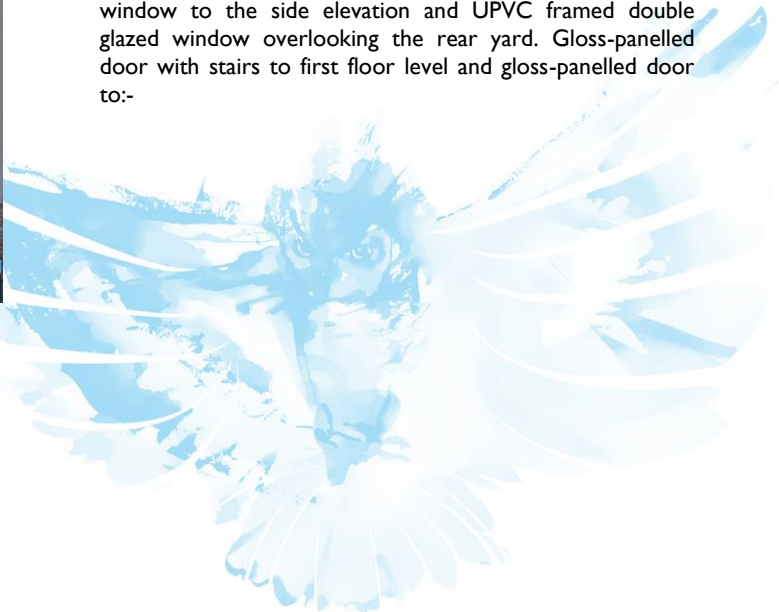
Reception Room One

11'08" x 14'05" into chimney breast recess. Inbuilt meter / storage cupboard, radiator. UPVC framed double glazed window to the front elevation. Understairs access with storage cupboard and double opening frosted glazed panelled doors opening into:-



Reception Room Two

14'01" x 14'05" into chimney breast recess. Cast-iron multi-fuel stove set onto a granite hearth with exposed timber lintel over, radiator. UPVC framed double glazed window to the side elevation and UPVC framed double glazed window overlooking the rear yard. Gloss-panelled door with stairs to first floor level and gloss-panelled door to:-





Kitchen

13'01" x 6'02" Modern composite sink unit and drainer with cupboards under, comprehensive range of modern wall, base and tall units incorporating pyrolytic oven / grill and four ring induction hob with stainless steel extractor canopy over, wood worktops and part-tiled walls with concealed illumination, tiled floor area, inset spot lighting to ceiling, radiator, concealed gas combination boiler, integrated fridge freezer and washing machine. UPVC framed double glazed windows to both side elevations and UPVC door with frosted double glazed centre panel opening into an enclosed rear yard.

First Floor Landing

10'04" x 5'04" widening to 6'04" Return spindle balustrade, radiator, inset spot lighting to ceiling with loft access point. Gloss-panelled doors to:-

Bedroom One

11'10" x 14'09" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



Bedroom Two

10'03" x 8'04" UPVC framed double glazed window to the side elevation, radiator.



Bedroom Three

6'07" x 8'11" UPVC framed double glazed window to the side elevation, radiator.



EPC:

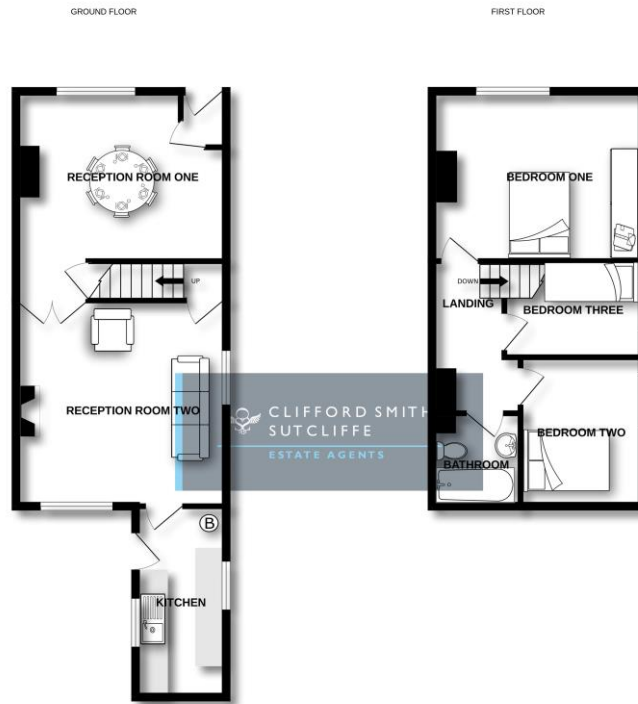
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Tenure: Freehold

Council Tax Band: A

Approximate Size: 925 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.



THREE BEDROOM END-TERRACE HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, volumes, areas and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Bathroom

6'04" x 6'02" Three piece white suite incorporating panelled bath with mixer shower fittings and tiled area over, pedestal wash basin and low-level WC, fully tiled walls and floor area, inset spot lighting to ceiling, with extractor, chrome heated towel rail.



Outside

Neat garden forecourt with stone walling and stone steps ascending to the front. Good-sized enclosed yard area to the rear.

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.