

# COLDWEATHER AVENUE, NELSON, BB9 0ET



**SECLUDED PRIVATE POSITION / STUNNING OPEN OUTLOOK / EXTENDED IMMACULATE BUNGALOW** / Positioned part-way down this private lane, boasting a stunning unblemished outlook, this individual detached bungalow affords immaculately maintained accommodation which has been extended to provide ample reception spaces and three bedrooms. Meticulously maintained gardens envelop the property and abut the open countryside beyond.



**CLIFFORD SMITH  
SUTCLIFFE**  
ESTATE AGENTS



36 Manchester Road, BURNLEY, BB1 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, BB1 1HJ. A list of the names of the Partners is available from that office upon request.

Occupying a secluded position part-way down this private lane which leads to Marsden Fold. Located just-off the tree-lined Halifax Road, on the outskirts of town with a stunning unblemished outlook over the surrounding countryside and towards Thursden Valley. Only a short distance by car from both Reedley/Brierfield and Briercliffe amenities, with access onto the M65 motorway within a ten-minute drive.

An individual detached bungalow, 'Robyns Croft', constructed circa 1965 and affording extended living accommodation which will appeal to a range of purchasers including couples and families alike. Internally a bright and open atmosphere has been created by immaculately maintained neutral décor and picture windows which take in the impressive view to the rear. The property benefits from the usual comforts having been maintained including gas central heating and UPVC double glazing, throughout attractive reception spaces and three well-proportioned bedrooms. There is more-than-ample off road parking for several vehicles, leading to a double-sized attached garage, whilst meticulously maintained lawned gardens with paved patio areas, enclosed by low maintenance colour-bonded steel fencing to the perimeter and abutting open countryside beyond. An early appointment to view this both impressive and unique residence is highly recommended.

**BRIEFLY COMPRISING:-** ENTRANCE PORCH, RECEPTION HALLWAY, THREE GOOD-SIZED RECEPTION ROOMS, MODERN DINING KITCHEN, TWO DOUBLE-SIZED BEDROOMS TO GROUND FLOOR WITH ENSUITE TO MASTER, FOUR-PIECE HOUSE BATHROOM, LARE THIRD BEDROOM TO FIRST FLOOR WITH ENSUITE, ATTACHED DOUBLE-SIZED GARAGE, NEAT DRIVEWAY PROVIDING OFF-ROAD PARKING, FABULOUS LAWNED GARDENS TO THE SIDES AND REAR ABUTTING OPEN COUNTRYSIDE, PAVED PATIO AREAS.

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having frosted leaded double glazed centre panels and matching leaded double glazed panel to side, opening into:-

### Entrance Porch

**3'01" x 3'10"** Colour leaded glazed panelled door with glazed panels to side and over, opening into:-



### Reception Hallway

Fitted delft-rack, radiator, inbuilt storage cupboard, wall light points, radiator. Gloss-panelled doors leading from hallway and opening into:-



### Reception Room One

**15'0" x 13'01"** into chimney breast recess. Feature fireplace with matching inlay and co-ordinating hearth, inset living flame gas fire, coved ceiling, wall light points, radiator. UPVC framed double glazed window to front elevation. Feature archway opening through into:-





**Extended Reception Room Two**

**10'06" x 14'08"** UPVC framed double glazed windows affording an enviable open outlook into the rural valley to the side elevation and UPVC framed double glazed sliding patio-style doors opening into the rear garden, coved ceiling.

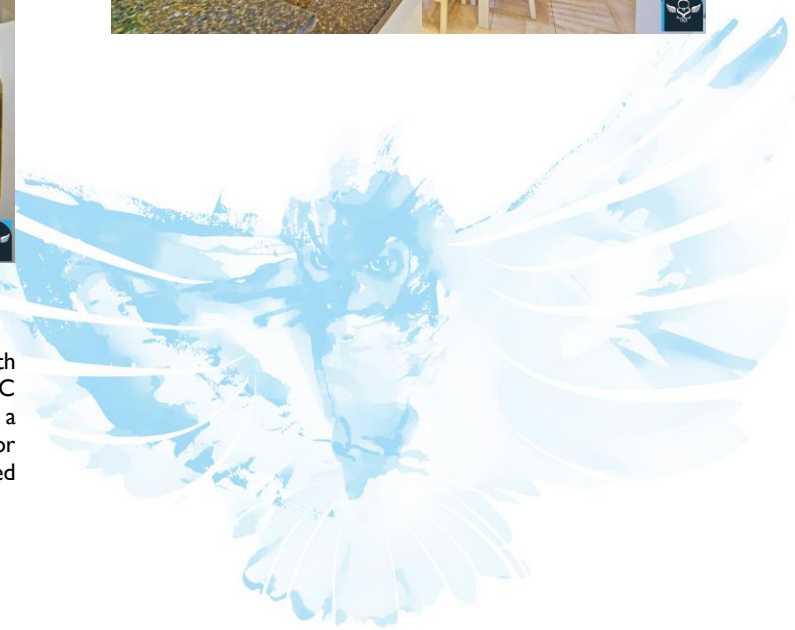


**Reception Room Three**

**14'06" x 12'11"** Coved ceiling, two radiators, stairs with spindle balustrade ascending to the first floor level. UPVC framed double glazed picture-window also affording a stunning outlook into the rural valley. Glazed panelled door returning to reception hallway and double opening glazed panelled doors leading into:-

**Dining Kitchen**

**10'01" x 13'06"** Inset stainless steel sink unit and drainer with cupboards under, comprehensive range of attractive wall, base and tall units incorporating a range of Neff integrated appliances including oven / grill, combination microwave oven, five ring induction hob with extractor canopy over, co-ordinating granite worktops with drainer and upstands with concealed illumination. Integrated dishwasher and fridge, tiled floor area. UPVC framed double glazed window to the rear elevation, UPVC framed double glazed window to the side and UPVC door with twin frosted leaded double glazed panels opening to the rear.



EPC:

Tenure: Freehold

Council Tax Band: D

Approximate Size: 1,302 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 One

**15'0" x 12'11"** Coved ceiling, radiator. UPVC framed double glazed window to the front elevation and UPVC framed double glazed window to the side. Gloss-panelled door to:-

### Ensuite Shower Room

**2'11" x 8'0"** Three piece modern white suite incorporating low-level WC, wash basin set into vanity-style unit and step in shower tray with chrome mixer shower fittings, tiled area and folding glazed door, tiled walls, panelled ceiling with inset spot lighting, extractor, tiled floor area. UPVC framed frosted double glazed window.



### Bedroom Two

**10'11" x 13'01"** Coved ceiling, two radiators. UPVC framed double glazed picture-window overlooking the private rear gardens and UPVC framed double glazed window to side elevation.

### Four Piece Bathroom

**10'09" x 5'04"** Four piece modern Villeroy & Boch suite incorporating tiled panelled bath, wash basin set into cantilever vanity unit, low-level WC and step in corner glazed shower cubicle with chrome mixer shower fittings and tiled area over, fully tiled walls and floor area, panelled ceiling with inset spot lighting, anthracite heated towel rail. UPVC framed frosted double glazed window.



### First Floor Landing

**4'0" x 2'09"** Inbuilt store with power and lighting installed. Gloss panelled door leading from landing and opening into:-



### Bedroom Three

**19'06" x 14'09"** plus dormer bay. UPVC framed double glazed window to the rear elevation, inset spot lighting to ceiling, radiator.



### Ensuite Shower Room

4'05" x 7'0" Three piece modern white suite incorporating low-level WC, pedestal wash basin and step in corner glazed shower cubicle with electric shower fittings and tiled area over, fully tiled walls and floor, inset spot lighting to ceiling, extractor, radiator.



### Outside

Extensive block-paved driveway providing off-road parking for several vehicles and leading to an attached garage [24'04" x 15'10"] Having remote control up-and-over door, power and lighting installed, glazed window to side elevation. Utility area with stainless steel sink and drainer, cupboards under, co-ordinating worktops, plumbing for washing machine, wall mounted gas combination boiler. UPVC framed double glazed windows and door leading into garden.

EPC:

Tenure: Freehold

Council Tax Band: D

Approximate Size: 1,302 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.



**INDIVIDUAL DETACHED BUNGALOW**

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.  
Made with Metropix ©2024



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

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