

# PRAIRIE CRESCENT, BURNLEY, BB10 1EU



**SOUGHT AFTER DEVELOPMENT / CLOSE TO SHOPS, BUS ROUTES & HOSPITAL / EXTENDED THREE BEDROOM HOME** / Positioned on this sought after development, located just-off the leafy Windermere Avenue and affording extended accommodation where some further refurbishment will create a desirable family home.



**CLIFFORD SMITH  
SUTCLIFFE**

**ESTATE AGENTS**



**rightmove**

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Positioned within this sought after development of similar style property located just-off the leafy Windermere Avenue. Well placed within walking distance of Colne Road shopping parade, with regular bus routes into Burnley town centre, close to the General Hospital and on the fringe of the Prairie Sports Village and Reedley Marina. Only a few minutes drive by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

Occupying a good-sized corner plot and affording extended living accommodation creating a further third reception room at ground floor level. The property benefits from the usual comforts installed, where a further programme of cosmetic refurbishment will be considered appropriate, with excellent potential to create a desirable family home. There is ample off-road parking to the side of the property, with a private enclosed garden to the rear.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, THREE WELL-PROPORTIONED RECEPTION ROOMS, REAR HALLWAY & TWO-PIECE CLOAKROOM, KITCHEN, THREE BEDROOMS, MODERN SHOWER ROOM, LAWNED GARDEN TO FRONT & REAR, LONG DRIVEWAY PROVIDING OFF-ROAD PARKING.

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having twin frosted double glazed centre panels and opening into:-

### Side Entrance Porch

7'01" x 3'10" UPVC framed double glazed windows to the front and side elevation. Arched opening through into:-



### Reception Hallway

5'11" x 7'04" Stairs ascending to the first floor level. UPVC framed double glazed window to the side elevation, radiator, fitted delft rack. Gloss-panelled doors from the hallway and leading into:-



### Reception Room One

12'05" x 13'06" into chimney breast recess. Feature marble fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling with centre ceiling rose, two radiators. UPVC framed double glazed bay-window with upper frosted lights.



### Reception Room Two

11'06" x 10'01" Understairs storage cupboard, radiator, wall light points, coved ceiling. Glazed panelled door to kitchen and opening through into:-



### Extended Reception Room Three

11'08" x 8'04" Wall light points, radiator. UPVC framed double glazed window overlooking the rear garden. Glazed panelled door to:-

### Rear Hallway

2'11" x 3'02" Part tiled walls. UPVC framed double glazed window. Door to:-

### Two Piece Cloakroom

3'0" x 4'05" Two piece white suite incorporating low-level WC and wash basin, fully tiled walls, chrome heated towel rail. UPVC framed frosted double glazed window to the side elevation.





### Kitchen

**15'08" x 6'08"** Modern composite sink unit and drainer with cupboards under, matching range of gloss-fronted wall and base units incorporating stainless steel oven / grill and four ring gas hob with stainless steel extractor canopy over, co-ordinating worktops and part-tiled walls, plumbing for washing machine and dishwasher, concealed gas combination boiler, space for tall fridge freezer, inset spot lighting to ceiling. UPVC framed double glazed window and UPVC side entrance door with frosted double glazed centre panel.

### First Floor Landing

**8'08" x 7'08"** Return spindle balustrades, radiator, coved ceiling with inset spot lighting, access via pull down ladder to loft. Doors from landing and opening into:-



### Bedroom One

**9'06" x 13'05"** into chimney breast recess. Inbuilt wardrobes with sliding mirror fronted doors, coved ceiling with inset spot lighting, radiator. UPVC framed double glazed bay window to the front elevation with upper frosted lights.

### Bedroom Two

**11'05" x 6'06"** Inset spot lighting to ceiling, radiator. UPVC framed double glazed window affording an attractive outlook to the rear elevation.



### Bedroom Three

**8'07" x 6'07"** UPVC framed double glazed window affording an attractive outlook to the rear elevation, radiator, inset spot lighting to ceiling.



### Shower Room

**5'06" x 5'06"** Three piece modern white suite incorporating low-level WC, wash basin set into vanity-style unit and step-in shower tray with chrome mixer rain-shower fittings, tiled area and glazed screen over, fully tiled walls, inset spot lighting to ceiling, chrome heated towel rail. UPVC framed frosted double glazed window.

EPC: **D**

Tenure: Leasehold

Council Tax Band: C

Approximate Size: 1,151 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.



THREE BEDROOM SEMI-DETACHED HOUSE

While every effort has been made to ensure the accuracy of the floorplan, measurements are given as an approximate guide only and should not be relied upon for any purpose. The purchaser is advised to verify the accuracy of the floorplan and measurements by their own surveyor or surveyors. The purchaser is advised to verify the accuracy of the floorplan and measurements by their own surveyor or surveyors. The purchaser is advised to verify the accuracy of the floorplan and measurements by their own surveyor or surveyors.



**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

**Outside**

Dwarf brick walling to the front with lawned garden and mature fruit trees. Long driveway providing off-road parking extending to the side and leading to an enclosed rear garden, laid mainly to lawn. Screened by timber perimeter fencing.

**NB: Prospective purchasers are kindly directed to research the history of this property or enquire with a member of our estate agency team prior to viewing.**