

MIDDLESEX AVENUE, BURNLEY, BB12 6AB



ATTRACTIVE AVENUE OF VARYING PROPERTY / CLOSE TO PADIHAM ROAD AMENITIES / EASILY MAINTAINED SEMI-DETACHED HOME / Located just-off Padiham Road within walking distance of both Sycamore and Ightenhill Parks, this semi detached property offers versatile living accommodation which will appeal to single persons, couples and those seeking to downsize.



**CLIFFORD SMITH
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ESTATE AGENTS



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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, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Positioned within this attractive avenue of varying styled property, located just-off Padiham Road and within walking distance of nearby shopping amenities. Well placed within walking distance of both Sycamore and Ightenhill Park, close to bus routes into both Burnley and Padiham town centre, and within a few minutes' drive of access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A brick-built semi-detached property affording easily maintained living accommodation which will appeal to single persons, couples and those seeking to downsize. A welcoming atmosphere awaits internally, with attractive sized lounge, dining kitchen and a versatile second reception room or second bedroom at the ground floor level. There is a double-sized bedroom and a modern bathroom to the first floor, whilst externally mature gardens envelop the property to the front and side, with twin driveways and an attached garage accessed from Bedfordshire Avenue.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, ATTRACTIVE LOUNGE, DINING KITCHEN, RECEPTION ROOM TWO / BEDROOM TWO; FIRST FLOOR: DOUBLE-SIZED BEDROOM, MODERN BATHROOM, MATURE LANDSCAPED GARDENS TO THE FRONT AND SIDE, TWIN DRIVEWAYS PROVIDING OFF-ROAD PARKING TO ATTACHED GARAGE, PRIVATE ENCLOSED COURTYARD AREA TO REAR. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having twin frosted double glazed centre; panel and double glazed panel to side and over, opening into:-



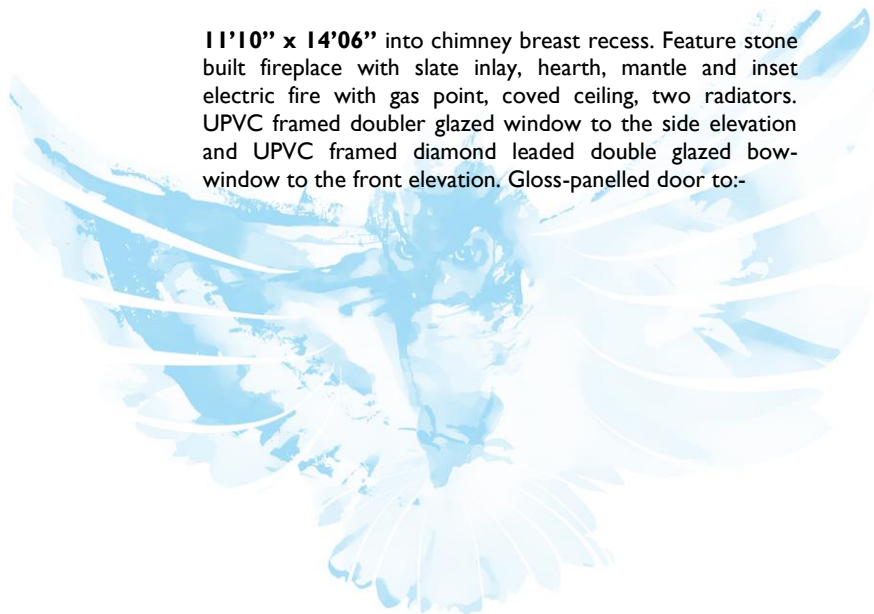
Reception Hallway

12'02" x 5'09" Stairs with spindle balustrade ascending to the first floor level, understairs storage cupboard, inbuilt meter cupboard, radiator. Gloss panelled doors leading from hallway and opening into:-



Reception Room One

11'10" x 14'06" into chimney breast recess. Feature stone built fireplace with slate inlay, hearth, mantle and inset electric fire with gas point, coved ceiling, two radiators. UPVC framed doubler glazed window to the side elevation and UPVC framed diamond leaded double glazed bow-window to the front elevation. Gloss-panelled door to:-





Dining Kitchen

12'02" x 9'04" Stainless steel sink unit and drainer with cupboards under set into UPVC framed double glazed square bay window affording an elevated outlook to the side, tiled splashbacks, plumbing for washing machine, gas cooker point, radiator. UPVC framed double glazed window to the side elevation and UPVC door with double glazed centre panel leading into the attached garage.



Bedroom Two / Reception Room Two

10'06" x 11'0" Picture rail, radiator. UPVC framed double glazed window to the rear elevation.

First Floor Landing

7'02" x 5'10" Return spindle balustrade, loft access point, radiator. Inbuilt storage cupboard.

Bedroom One

13'01" x 14'07" Inbuilt storage cupboard. UPVC framed double glazed window to the side elevation, two radiators.



Bathroom

7'11" x 5'11" Three piece modern white suite incorporating pedestal wash basin, low-level WC and panelled P-shaped bath with chrome mixer shower fittings, tiled area and curved glazed screen over, radiator. UPVC framed frosted double glazed window to the rear elevation.



Outside

Mature landscaped gardens to the front and side with paved walkways and abundance of trees and bushes, paved patio areas and timber fencing to the perimeter. Private paved driveway with wrought iron gates providing off road parking and further driveway leading to an attached garage [10'01" x 14'01"] under a pitched roof with garage door to the front, power and lighting installed, wall mounted gas central heating boiler. UPVC framed double glazed window and UPVC door with double glazed centre panel opening into private enclosed courtyard area.

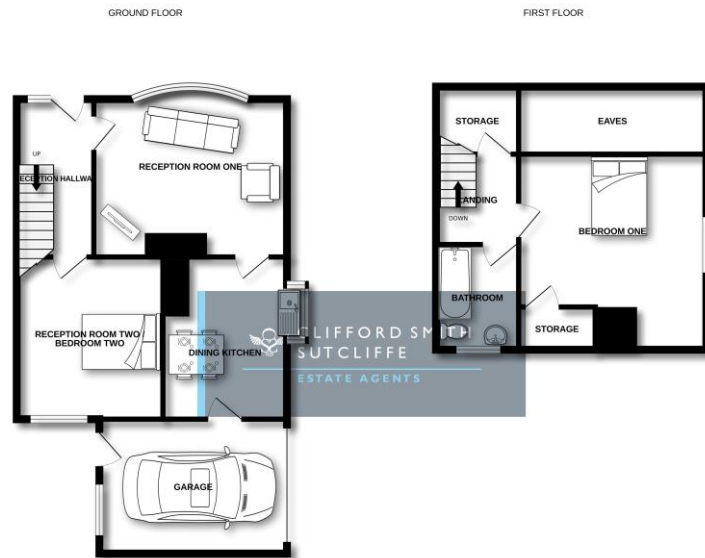
EPC:

Tenure: Freehold

Council Tax Band: B

Approximate Size: 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.



TWO BEDROOM SEMI-DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Marked with the agent's logo

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

