

# ALMA ROAD, LANESHAWBRIDGE, COLNE, BB8 7JJ



**ENVIABLE SEMI-RURAL LOCATION / HIGHLY DESIRABLE LANESHAWBRIDGE / MODERN FOUR-BEDROOM TOWNHOUSE / ATTRACTIVELY MAINTAINED THROUGHOUT** / Occupying an enviable position abutting open countryside, with far-reaching views towards Boulsworth Moor, this modern townhouse affords easily maintained accommodation over three floors to suit the growing family.



**CLIFFORD SMITH  
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Occupying an enviable position abutting glorious open countryside to the rear and with far-reaching views to the front towards Boulsworth Moor. Located just-off Keighley Road and in the highly desirable semi-rural Laneshawbridge, on this development of varying styled property constructed circa 2003 by Barnfield. Well placed within a short distance of local amenities, including Laneshawbridge Primary School, within a few minutes by car from Colne town centre and access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A modern townhouse style property affording extremely versatile living accommodation over three floors, where the former garage has been converted to create a large fourth-bedroom, also suitable for a variety of uses. The property benefits from the usual comforts installed throughout attractive, easily maintained reception space at first floor level which flows through a modern breakfast kitchen, L-shaped conservatory and eventually into the private garden at the rear. There are three bedrooms to the second floor, all of which boast an attractive panoramic outlook, with an ensuite to the master and a house bathroom. An early appointment to view is highly recommended.

**BRIEFLY COMPRISING:-** ENTRANCE PORCH, RECEPTION HALLWAY, UTILITY ROOM WITH TWO-PIECE CLOAKROOM, GENEROUS SIZED FOURTH-BEDROOM WITHIN FORMER GARAGE, ATTRACTIVE LOUNGE AFFORDING AN OPEN OUTLOOK, ATTRACTIVE BREAKFAST KITCHEN, L-SHAPED CONSERVATORY OVERLOOKING GARDEN, THREE BEDROOMS TO SECOND FLOOR WITH ENSUITE TO MASTER AND HOUSE BATHROOM, DRIVEWAY WITH OFF-ROAD PARKING FOR SEVERAL VEHICLES TO FRONT, PRIVATE TIERED GARDEN TO THE REAR WITH PAVED PATIO, LAWNED GARDENS WITH MATURE SHRUBS AND TREES, ABUTTING OPEN COUNTRYSIDE BEYOND.

## The Accommodation Afforded is as follows:-

### Modern Composite Entrance Door

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

### Entrance Porch

4'11" x 6'06" Inbuilt storage / cloaks cupboard, coved ceiling, radiator. Twin glazed panelled door opening into:-

### Reception Hallway

8'01" x 6'07" Stairs with wood spindle balustrade ascending to the first floor level and understairs storage cupboard, radiator, coved ceiling. Gloss-panelled door opening into:-

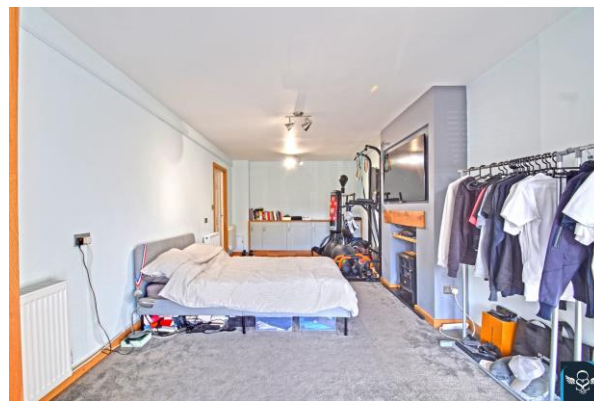
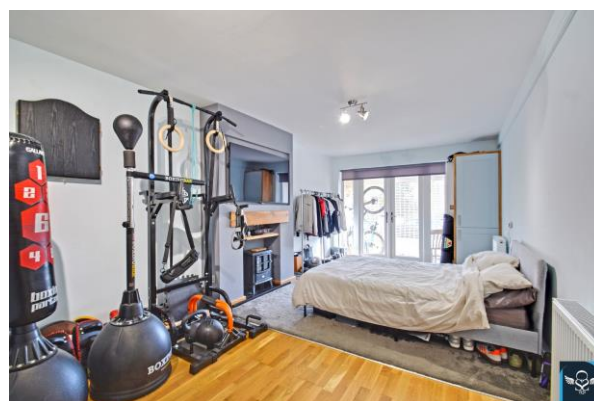


### Utility Room

14'01" x 6'10" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops and part-tiled walls, plumbing for washing machine, space for tumble dryer and under counter freezer, coved ceiling, wood floor area. Gloss panelled door to:-

### Two Piece Cloakroom

6'01" x 3'0" Two piece white suite incorporating pedestal wash basin with tiled splashbacks and low-level WC, extractor, chrome heated towel rail, wood floor area.



### Bedroom Four [Former Garage]

21'03" x 10'06" into chimney breast recess. Suitable for a variety of uses and currently used as a fourth bedroom, recess to chimney breast with polished timber lintel over, inbuilt storage cupboards, two radiators. UPVC framed double glazed French doors with double glazed panels to either side opening into:-

### Useful Storage Area

5'09" x 7'10" Roller-shutter door, inbuilt storage cupboard with double opening UPVC doors.

### First Floor Landing

18'10" x 6'07" Return wood spindle balustrade ascending to the second floor level. Coved ceiling, radiator, useful home office / study area. UPVC framed double glazed window. Gloss-panelled door to:-



**Reception Room One**

**16'11" x 10'06"** Feature Portuguese Limestone fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator. UPVC framed double glazed window affording a panoramic open outlook to the front elevation. Solid wood floor extending with opening into:-



**Breakfast Kitchen**

**18'0" x 9'03"** 1 ½ bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of attractive, wall, base, tall and glazed display units incorporating double electric oven / grill and four ring induction hob with stainless steel extractor canopy over, coordinating worktops extending to provide breakfast bar, integrated fridge freezer and microwave, coved ceiling with inset spot lighting, vertical column radiator, concealed gas combination boiler, solid wood floor. UPVC framed double glazed window and UPVC framed sliding patio-style doors opening into:-



EPC: **D**

Tenure: Freehold

Council Tax Band:D

Approximate Size:1,345 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.





### Conservatory

**10'06" x 15'10"** UPVC framed double glazed construction set onto dwarf stone walling, tiled floor. UPVC framed double glazed French doors opening onto a paved patio area with private garden beyond.

### Second Floor Landing

**8'05" x 6'10"** Return wood spindle balustrade, coved ceiling, access via pull-down ladder to substantial boarded storage area. Gloss-panelled doors from landing and opening into:-



### Master Bedroom

**14'0" x 9'06"** Comprehensive range of fitted wardrobes and cupboards with matching bedside cabinets, radiator. UPVC framed double glazed window affording a panoramic open outlook to the front elevation. Mirror panelled door to:-

### Ensuite Shower Room

**5'02" x 6'06"** Three piece modern white suite incorporating pedestal wash basin, low-level WC and step in glazed shower cubicle with chrome mixer shower fittings and tiled area over, part-tiled walls, chrome heated towel rail, tiled floor area, extractor, shaver point.



### Bedroom Two

**12'01" x 9'07"** UPVC framed double glazed window affording an attractive outlook to the rear elevation, radiator, inbuilt wardrobes.

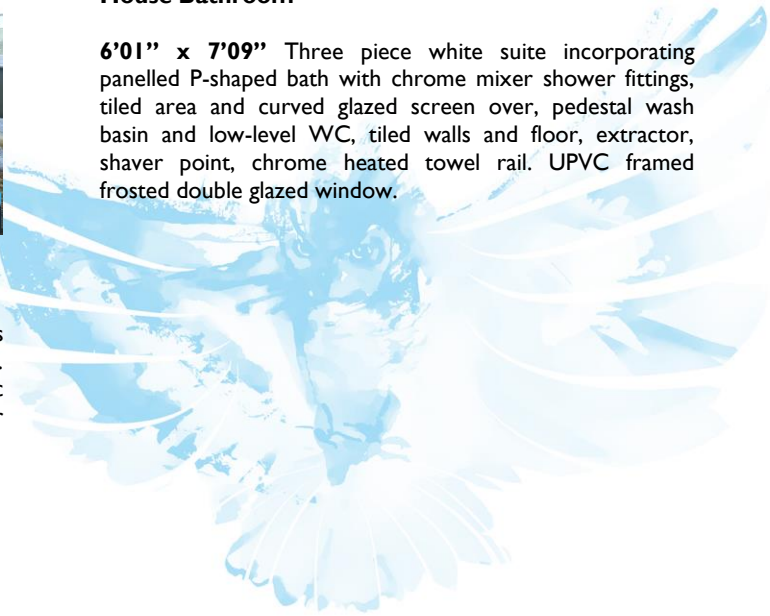
### Bedroom Three

**10'09" x 8'0"** UPVC framed double glazed window also to the front elevation, radiator, inbuilt storage cupboard.



### House Bathroom

**6'01" x 7'09"** Three piece white suite incorporating panelled P-shaped bath with chrome mixer shower fittings, tiled area and curved glazed screen over, pedestal wash basin and low-level WC, tiled walls and floor, extractor, shaver point, chrome heated towel rail. UPVC framed frosted double glazed window.







## Outside

Tarmacadam driveway providing off-road parking for several vehicles to the front. Private gardens to the rear with level paved patio area, stone steps ascending between raised flower / shrub beds onto a tiered lawned garden with timber decking area, mature trees and bushes, screened for privacy by timber fencing to the perimeter.



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

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

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THREE STOREY TOWNHOUSE

While 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-assembly. 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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