

HOLCOMBE DRIVE, BURNLEY, BB10 4BJ

[NO CHAIN]



POPULAR RESIDENTIAL DEVELOPMENT / WALKING DISTANCE OF TOWN / CLOSE TO SCHOOLS & LOWER BRUNNSAW AMENITIES / WELL-MAINTAINED FAMILY HOME / Positioned well within this increasingly popular meandering development, a stones-throw from St Marys Primary School and affording well-maintained accommodation which will appeal to a range of purchasers including the growing family.



**CLIFFORD SMITH
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Positioned well-within this increasingly popular development of similar property located within walking distance of Burnley town centre and with St Marys RC Primary School almost immediately on the doorstep. Only a short distance from Lower Brunshaw shopping amenities, both Queens and Thompson parkland and nearby Turf Moor football ground.

A well-maintained mid-townhouse property positioned within a row of four and affording accommodation to suit the growing family. The property benefits from surrounding open green spaces with the usual modern comforts installed internally throughout two well-proportioned reception spaces and three bedrooms. A private enclosed rear garden is a further feature and an early appointment to view is recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, USEFUL UTILITY STORE, RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, TWO NICELY PROPORTIONED RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, WET ROOM, PRIVATE ENCLOSED REAR GARDEN.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Porch

3'10" x 7'05" UPVC framed frosted double glazed window. Tiled floor area extending into store [5'04" x 6'0"] with power and lighting installed. UPVC entrance door having colour leaded double glazed centre panels and frosted double glazed panels to the side, opening into:-

Reception Hallway

5'08" x 10'11" Stairs with half-landing ascending to the first floor level. understairs storage cupboard, radiator. Tiled floor area. Doors leading from hallway and access to:-

Two Piece Cloakroom

5'10" x 3'07" Two piece white suite incorporating low-level WC and wash basin set into modern vanity-style unit with tiled splashbacks, tiled floor, radiator. UPVC framed frosted double glazed window.

Reception Room One

13'07" x 10'10" Feature fireplace with marble inlay / hearth and inset electric fire, coved ceiling. UPVC framed double glazed window to the rear elevation. Opening through into:-



Reception Room Two

7'10" x 12'03" Coved ceiling, radiator. UPVC door with double glazed centre panels and UPVC framed double glazed panels to side, opening into a private rear garden. Square pane frosted glazed panelled door to:-



Kitchen

11'04" x 8'04" 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel double oven / grill and four ring gas hob with extractor canopy over, coordinating worktops and part-tiled walls, plumbing for washing machine and dishwasher, kickspace heater, inbuilt storage cupboard / pantry. UPVC framed double glazed window to the front elevation.

First Floor Landing

15'0" x 9'01" Inbuilt storage cupboards housing Vaillant gas combination boiler. UPVC framed frosted double glazed window to the front elevation, radiator. Doors leading from landing and opening into:-



Bedroom One

10'01" x 12'05" UPVC framed double glazed window affording a private outlook to the rear elevation, radiator.



Bedroom Two

10'01" x 11'0" UPVC framed double glazed window affording a private outlook to the rear elevation, radiator.



Bedroom Three

9'05" x 7'08" UPVC framed double glazed window affording an open outlook to the front elevation, radiator.

Wet Room

5'09" x 6'05" Three piece white suite incorporating low-level WC, pedestal wash basin and wall mounted electric shower fittings, fully tiled walls, chrome heated towel rail. UPVC framed frosted double glazed window.



Outside

Private enclosed rear garden



Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

EPC:



Tenure: Freehold

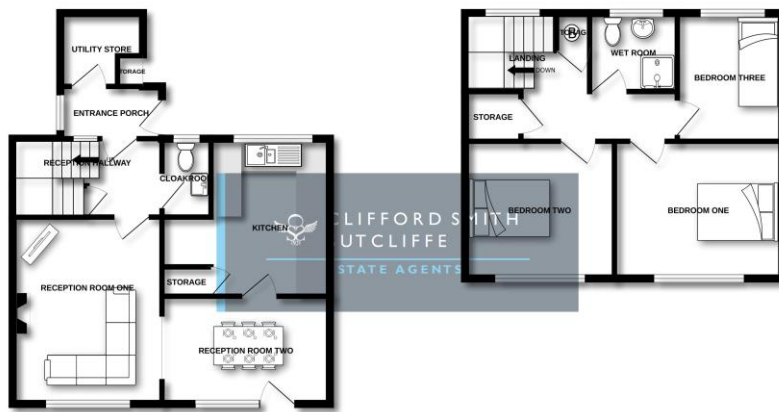
Council Tax Band: A

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.

GROUND FLOOR

FIRST FLOOR



THREE BEDROOM TOWNHOUSE

While every attempt has been made to ensure the accuracy of the description 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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