

LINBY STREET, BURNLEY, BB10 4EJ

[NO CHAIN]



POPULAR TERRACE STREET / LOWER BRUNSHAW AREA / CLOSE TO SHOPS, SCHOOLS & PARKLAND / IMMACULATELY PRESENTED THROUGHOUT / Located just-off Lyndhurst Road and conveniently placed for shops & schools, this mid-terrace property affords immaculately renovated accommodation to suit first time buyer and couples alike.



**CLIFFORD SMITH
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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, BB1 1HJ. A list of the names of the Partners is available from that office upon request.

Located just-off Lyndhurst Road within this popular terrace street in the Lower Brunshaw area of town. Well placed within close proximity of nearby shopping parade, with regular bus routes into Burnley town centre; and a stones-throw away from Towneley Parkland, including the Unity College super-school.

An immaculately presented mid-terrace property, affording accommodation over three floors and having been renovated to a good-standard by the existing vendors. The property benefits from the usual comforts installed throughout attractively proportioned reception spaces and two bedrooms, whilst a modern extended kitchen, four-piece bathroom and useful basement, add to the appeal.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO RECEPTION ROOMS, USEFUL BASEMENT, EXTENDED KITCHEN, TWO BEDROOMS, FOUR-PIECE BATHROOM, NEAT ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Vestibule

4'05" x 3'02" Coved ceiling. Twin glazed panelled door with glazed panel over, opening into:-

Reception Hallway

9'03" x 3'01" Stairs ascending to the first floor level, coved ceiling, feature archway with decorative corbels, radiator with cover. Panelled doors leading from hallway and opening into:-



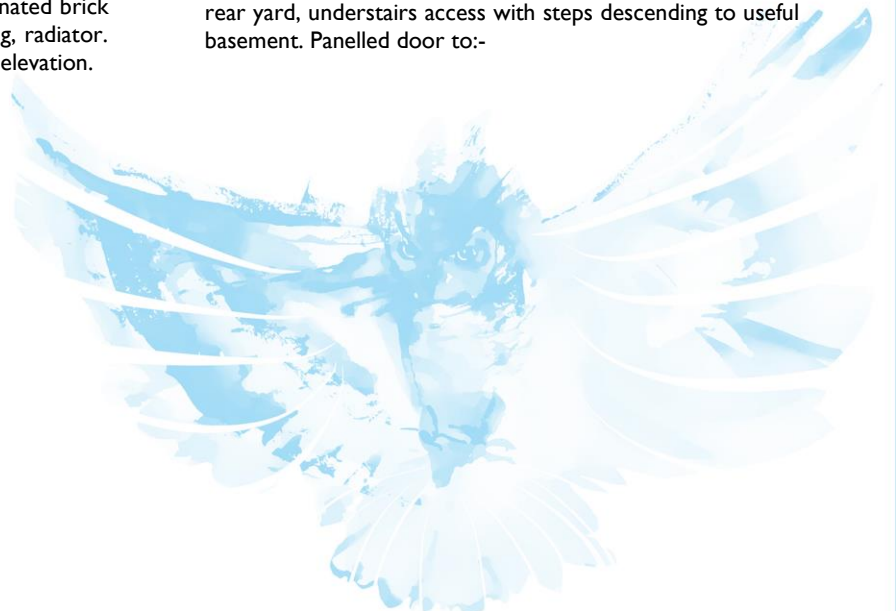
Reception Room One

10'11" x 10'09" into chimney breast recess. Inset cast-iron multi-fuel stove set onto stone hearth with illuminated brick inlay and polished timber lintel over, coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Reception Room Two

14'0" x 14'04" into chimney breast recess. Cast iron multi-fuel stove set onto stone hearth with polished timber lintel over, coved ceiling, radiator with feature cover. UPVC framed double glazed window overlooking a neat enclosed rear yard, understairs access with steps descending to useful basement. Panelled door to:-





Extended Kitchen

15'01" x 6'01" ½ bowl modern composite sink unit and drainer with cupboards under, matching range of base units incorporating oven / grill and five-ring gas hob with extractor canopy over, co-ordinating worktops and part-tiled walls, space for American-style fridge freezer, radiator with cover, plumbing for washing machine, inset spot lighting to ceiling, tiled floor area. UPVC framed double glazed window and UPVC door opening into an enclosed rear yard.



First Floor Landing

5'09" x 8'11" Glazed balustrade with polished wood newel post, inset spot lighting to ceiling. Gloss-panelled doors opening from landing and into:-

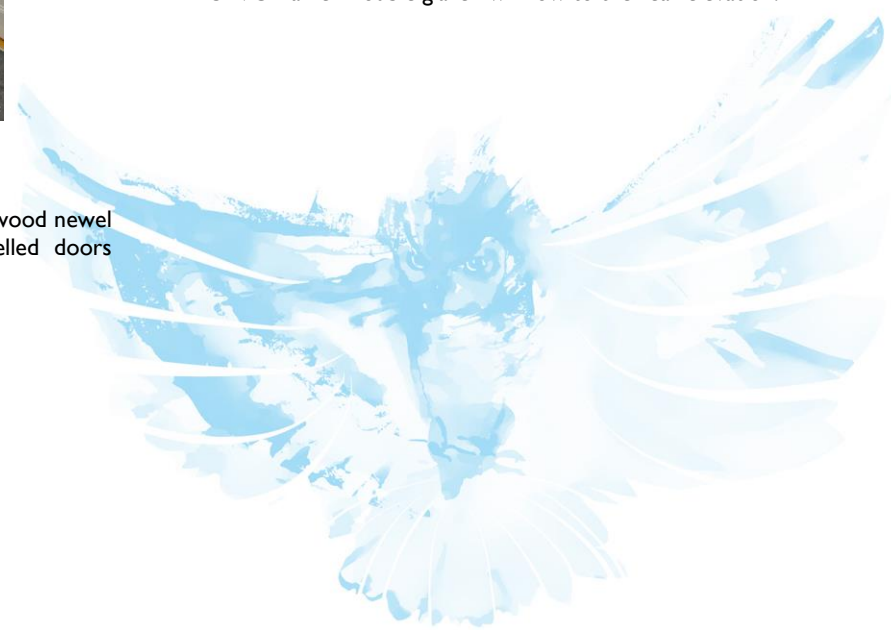
Bedroom One

10'09" x 14'02" into chimney breast recess. Inbuilt wardrobes with sliding mirror fronted doors, radiator with cover. UPVC framed double glazed window to the front elevation.



Bedroom Two

14'04" x 6'08" Laminate wood floor, radiator, inbuilt storage cupboard and concealed gas combination boiler. UPVC framed double glazed window to the rear elevation.



EPC:



Tenure: Leasehold

Council Tax Band: A

Approximate Size: 1,377 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.



Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

Four Piece Bathroom

10'11" x 6'10" Four piece white suite incorporating inset bath with tiled area, low-level WC, wash basin set into vanity-style unit and step in corner glazed shower cubicle with chrome mixer rain shower fittings and tiled area over, boarded walls and ceiling with inset spot lighting, extractor, combination heated towel rail and radiator. UPVC framed frosted double glazed window to the rear elevation.

Outside

Neat enclosed yard to the rear.



TWO BEDROOM MID-TERRACE HOUSE WITH BASEMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walling, doors 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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