



## REDNESS CLOSE, NELSON, BB9 0SS



**EXCLUSIVE CUL-DE-SAC / CLOSE TO LOCAL SHOPS & SCHOOLS / EXTENDED & RENOVATED DETACHED FAMILY HOME / LARGER CORNER PLOT** / Located towards the outskirts of town on this popular residential development, an opportunity to acquire this detached family home which has been extensively renovated throughout and occupies a large corner plot with extensive rear gardens.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



The Property  
Ombudsman



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Located towards the outskirts of town at the foot of this exclusive cul-de-sac, on this popular residential development just-off Halifax Road. Well placed within walking distance of local shopping amenities, with regular bus routes from nearby Waidshouse Road, and close to a number of schools nearby including the Marsden Heights super-school. Only a few minutes' drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this detached family home affording accommodation which has been both extended and extensively renovated to a good standard throughout. The property boasts the usual comforts throughout well-planned reception spaces which open into an impressive breakfast kitchen overlooking the rear garden. There are three bedrooms to the first floor and a modern house bathroom, whilst externally the property occupies a vast corner plot with private driveway and a larger than average garden to the rear which must be seen to be appreciated.

**BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO RECEPTION ROOMS, MODERN BREAKFAST KITCHEN, SEPARATE UTILITY ROOM, CONSERVATORY / SUN PORCH, THREE BEDROOMS, MODERN HOUSE BATHROOM, AMPLE BLOCK-PAVED DRIVEWAY TO FRONT, FABULOUS SIZED GARDEN TO THE REAR. VIEWING ESSENTIAL TO APPRECIATE.**

## **The Accommodation Afforded is as follows:-**

### **Modern Composite Entrance Door**

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

### **Entrance Porch**

**3'11" x 6'06"** Inbuilt storage cupboard with glazed panelled doors, laminate wood floor. Attractive Oak-panelled door leading into:-



### **Reception Hallway**

**11'09" x 6'04"** Stairs ascending to the first floor level with understairs storage cupboard, vertical column radiator, coved ceiling. Oak panelled doors leading from the hallway and opening into:-



### **Modern Breakfast Kitchen**

**16'11" x 9'10"** Inset 1 ½ bowl sink unit with cupboards under, comprehensive range of modern wall, base and tall units incorporating oven / grill and combination oven / microwave with warming drawer, four ring induction hob, integrated dishwasher and fridge freezer, co-ordinating granite worktops extending to provide breakfast bar, further study / desk unit, inset spot lighting to ceiling, laminate wood floor. UPVC framed double glazed window and UPVC framed double glazed French doors opening into the rear garden. Opening through into:-







### Reception Room One

**12'05" x 10'0"** Impressive media wall with illuminated display niches and space for TV, inset spot lighting to ceiling, wall light points, radiator. UPVC framed double glazed window to the front elevation. Modern cylindrical cast-iron multi-fuel stove.



### Reception Room Two

**7'11" x 11'02"** UPVC framed double glazed window to the front elevation, inset spot lighting to ceiling, radiator. Oak-panelled door returning to reception hallway and Oak-panelled door to:-

### Utility Room

**5'03" x 7'08"** Plumbing for washing machine and space for tumble dryer. Glazed window and gloss-panelled door to:-

### Conservatory / Sun Porch

**10'01" x 8'05"** UPVC framed double glazed construction set onto dwarf brick walling, boarded ceiling with inset spot lighting, tiled floor area. UPVC framed double glazed French-style doors leading onto an extensive paved patio area and rear garden.



### First Floor Landing

**9'01" x 5'09"** Glazed return balustrade with polished Oak handrail and newel post, coved ceiling, radiator, loft access point, inbuilt storage cupboard. UPVC framed double glazed window to the side elevation. Oak-panelled doors leading from the landing and opening into:-





### Bedroom One

10'11" x 10'10" UPVC framed double glazed window to the front elevation, radiator.



### Bedroom Two

11'02" x 10'10" into recess. Inset spot lighting to ceiling, radiator. UPVC framed double glazed window affording a panoramic open outlook over the rear garden.



### Bedroom Three

7'0" x 6'10" UPVC framed double glazed window to the front elevation, radiator.

### Modern Bathroom

5'05" x 6'04" Tiled panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, wash basin set into modern cantilever vanity-style unit and low-level WC, tiled walls and floor, illuminated display niche, anthracite heated towel rail, boarded ceiling with inset spot lighting, extractor. UPVC framed frosted double glazed window.

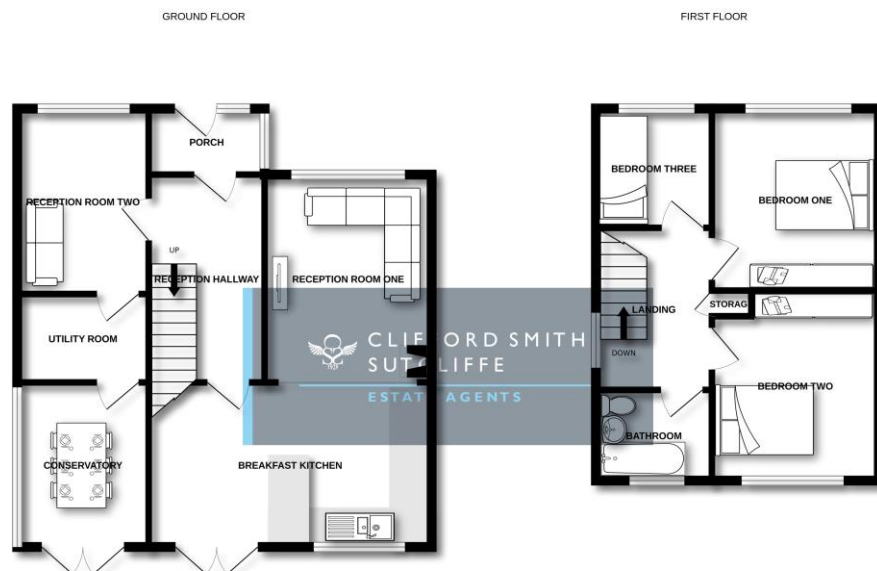


### Outside

Private block-paved driveway to the front and providing off-road parking for at least two vehicles. Gated access to the side and opening onto an extensive paved patio area with dwarf stone walling and abutting an impressive, larger than average lawned garden with timber fencing to the perimeter.







THREE BEDROOM DETACHED HOUSE

Whilst 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 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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**Tenure :** Freehold

**Energy Performance Certificate Rating :** C

**Council Tax Band :** B

**Approximate Square Footage :** 753 SqFt 69 SqM

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

**Further information supplied by the vendor:-**

The property benefits from solar panels installed and generated approximately £1,500 per annum for the existing vendors.

