



CASTLERIGG DRIVE, IGTENHILL, BURNLEY, BB12 8AU



ELEVATED CORNER PLOT / POPULAR MEANDERING CUL-DE-SAC / CLOSE TO IGTENHILL AMENITIES / REFURBISHED TO GOOD STANDARD / Located just-off Lakeland Way, close to Ightenhill parkland, schools and amenities, this quasi-detached property has undergone comprehensive refurbishment and offers well presented accommodation to suit first time buyers, couples and downsizers alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying an elevated corner plot positioned well within this meandering cul-de-sac just-off Lakeland Way. Located in the popular Ighitehill area of town, close to local parkland, shops and well-regarded schools including Wellfield Primary School. Only a short distance by car from both Burnley and Padiham town centre, with regular bus routes and within a few minutes of access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A brick-built quasi-detached [One of Four] home affording accommodation which has undergone a comprehensive programme of refurbishment and which will appeal to first time purchasers, downsizers and couples alike. The well-presented interior benefits from the usual comforts installed throughout an attractive lounge, kitchen and garden room at ground floor, with two nicely proportioned bedrooms and a bathroom at the first floor. A neat garden to the front adds kerb appeal, with a private driveway, whilst an enclosed garden to the side of the property is a further feature.

BRIEFLY COMPRISING:- OPEN PORCH, ENTRANCE HALLWAY, ATTRACTIVE LOUNGE, KITCHEN, GARDEN ROOM, TWO BEDROOMS, BATHROOM, GARDEN TO FRONT WITH PRIVATE DRIVEWAY, ENCLOSED GARDEN TO THE SIDE.

The Accommodation Afforded is as follows:-

Open Porch

2'10" x 3'03" Quarry tiled floor area, inbuilt storage cupboard. UPVC entrance door with double glazed centre panel and opening into:-

Entrance Hallway

2'07" x 3'09" Inset spot lighting to ceiling, anthracite radiator, inbuilt storage cupboard housing gas combination boiler. Panelled door to:-

Reception Room One

16'03" x 9'10" Stairs ascending to the first floor level with understairs recess, inset spot lighting to ceiling, vertical anthracite radiator. UPVC framed double glazed square-bay window affording an elevated outlook to the front elevation. Panelled door to:-



Kitchen

10'11" x 7'07" maximum. Ceramic Belfast-style sink with cupboards under, matching wall and base units incorporating stainless steel oven / grill and four ring gas hob, co-ordinating timber worktops, plumbing for washing machine, space for tall fridge freezer and tumble dryer, inset spot lighting to ceiling. Opening through into:-



Garden Room

11'02" x 11'05" UPVC framed double glazed construction under a composite roof and set onto dwarf walling, inset spot lighting. UPVC side entrance door with double glazed centre panel and leading into the private garden.



First Floor Landing

8'11" x 2'07" Inset spot lighting to ceiling with loft access point. Gloss-panelled doors opening into:-





Bedroom One

12'04" x 8'0" UPVC framed double glazed window affording an open outlook to the front elevation, inset spot lighting to ceiling, radiator, fitted wardrobes with sliding mirror fronted doors to centre.



Bedroom Two

9'05" x 7'10" Inset spot lighting to ceiling, radiator. UPVC framed double glazed window to the front elevation.



Bathroom

6'05" x 4'10" Three piece white suite incorporating panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, fully tiled walls, chrome heated towel rail. UPVC framed double glazed window.

Outside

Lawned garden to front and private driveway providing off-road parking. Enclosed lawned garden to the side with raised paved patio area and timber fencing to the perimeter.



Tenure : Freehold

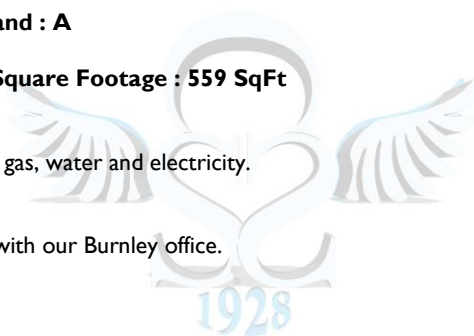
Energy Performance Certificate Rating : C

Council Tax Band : A

Approximate Square Footage : 559 SqFt

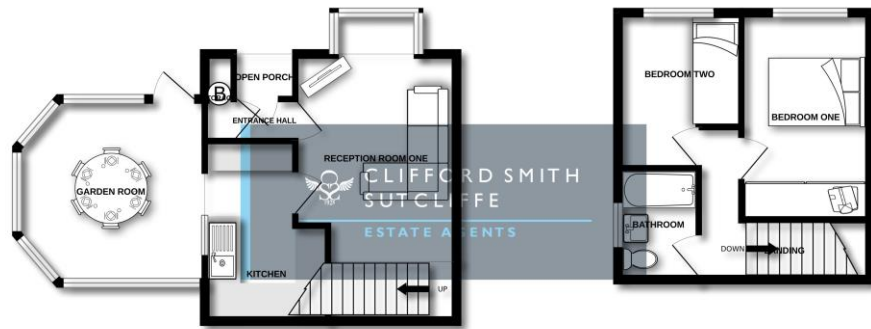
Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR

FIRST FLOOR



TWO BEDROOM SEMI-DETACHED STYLE 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 mis-statement. 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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