



GRANT STREET, BURNLEY, BB11 4LN [NO CHAIN]



TRAFFIC FREE OUTLOOK / CLOSE TO COAL CLOUGH SHOPPING PARADE / EXCELLENT FURTHER POTENTIAL / Boasting a traffic-free outlook towards Holy Trinity School, located in a traffic free row off Coal Clough Lane. This stone-built mid-terrace affords accommodation which may appeal to landlords with excellent further potential.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



Trading Standards UK

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Boasting a traffic-free outlook over Holy Trinity School grounds to the front, positioned within a secluded row at the top of Buccleuch Street. Well placed within walking distance of Caol Clough Lane shopping parade, with regular bus routes into Burnley town centre and within a few minutes' drive of access onto the M65 motorway.

A stone-built mid-terrace property affording accommodation which will appeal to first time buyers and landlords for investment purposes. The property benefits from the usual comforts already installed throughout a well-proportioned lounge, dining kitchen and two bedrooms, where further potential exists. A small garden forecourt which could take a small car and an enclosed yard to the rear, are further features.

BRIEFLY COMPRISING:- RECEPTION ROOM AND DINING KITCHEN, TWO BEDROOMS, BATHROOM, GARDEN FORECOURT, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

With double glazed panel over and opening into:-



Reception Room One

13'01" x 13'11" into chimney breast recess with inbuilt storage cupboards and display shelves. Polished wood fireplace with inset electric fire and stone flagged hearth, radiator. UPVC framed double glazed window to the front elevation. Access with stairs to the first floor level and opening into:-



Dining Kitchen

10'07" x 14'0" into chimney breast recess. Stainless steel sink unit and drainer with cupboards under, co-ordinating worktop, wall mounted modern gas combination boiler, plumbing for washing machine, dado rail, under-stairs storage cupboard. UPVC framed double glazed window and UPVC door with frosted double glazed centre panel leading into the rear yard.

First Floor Landing

Bedroom One

13'04" x 14'0" into chimney breast recess. UPVC framed double glazed window affording an open outlook to the front elevation, radiator, inbuilt storage cupboard.





Bedroom Two

10'06" x 7'05" UPVC framed double glazed window to the rear elevation, radiator.



Bathroom

7'09" x 6'05" Panelled bath with tiled area over, pedestal wash basin and low-level WC, radiator. UPVC framed double glazed window to the rear elevation.



Outside

Garden forecourt with potential parking for one vehicle. Enclosed yard to the rear with store.

Tenure :
Leasehold

Energy Performance Certificate Rating :
D

Council Tax Band :
A [Approximately £1,559.29 per annum]

Approximate Square Footage :
73 SqM [785 SqFt]

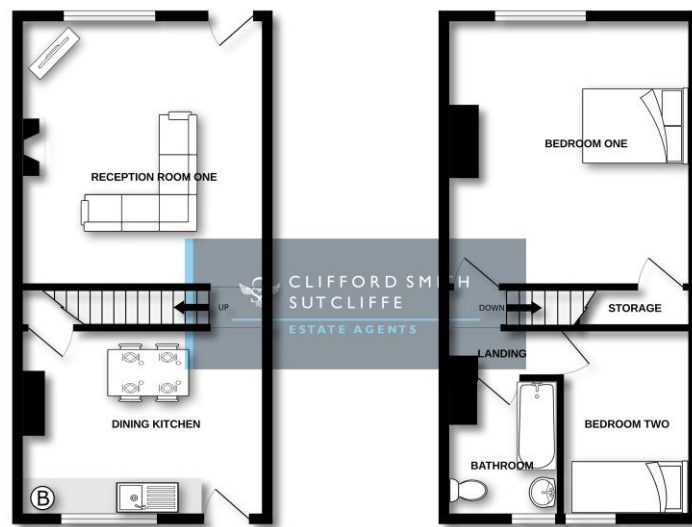
Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR

FIRST FLOOR



TWO BEDROOM MID-TERRACE 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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