



CRESWICK AVENUE, BURNLEY, BB11 2NZ



ATTRACTIVE SECLUDED PLOT / CLOSE TO ROSEHILL SCHOOLS & AMENITIES / IMMACULATELY MAINTAINED SEMI-DETACHED HOME / Positioned just-off the tree-lined Moorland Road, within walking distance of Rosehill schools and amenities, this attractive semi-detached property affords immaculately maintained, generously proportioned three-bedroom accommodation with private garden and detached garage to the rear.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



APPROVED CODE
Trading Standards UK

rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



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, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Occupying an attractive secluded plot on this popular residential development and positioned just-off the tree-lined Moorland Road. Ideally located within walking distance of Rosehill schools including nearby Rosewood and shopping amenities, with regular bus routes into Burnley town centre almost immediately on the doorstep. Only a few minutes by car from access onto both the A56 and M65 motorway, promoting complete freedom throughout the Northwest region.

An attractive semi-detached property affording immaculately maintained living accommodation which will appeal to a range of purchasers including the growing family. The well-planned interior benefits from the usual comforts installed throughout bright open reception spaces, including a conservatory at the rear, and generous sized bedrooms. A large driveway provides off-road parking for several vehicles, with a neat well-tended private rear garden and detached garage also accessed from the rear. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, TWO RECEPTION SPACES, CONSERVATORY, KITCHEN WITH SEPARATE UTILITY AREA AND SIDE ENTRANCE PORCH, MODERN THREE PIECE BATHROOM WITH SHOWER, SEPARATE WC, THREE GENEROUS SIZED BEDROOMS, GOOD-SIZED DRIVEWAY AND NEAT FRONT GARDEN, WELL TENDED PRIVATE REAR GARDEN AND DETACHED GARAGE ACCESSED FROM THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Porch

UPVC construction set onto dwarf walling.

UPVC Entrance Door

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

Reception Hallway

10'09" x 6'0" Stairs with spindle balustrade and half-landing ascending to the first floor level, radiator. Gloss panelled doors leading from hallway and access into:-

Two Piece Cloakroom

2'10" x 4'09" Two piece white suite incorporating wash basin with tiled splashbacks and low-level WC. UPVC framed frosted double glazed window.

Reception Room Two

10'08" x 10'11" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.

Kitchen

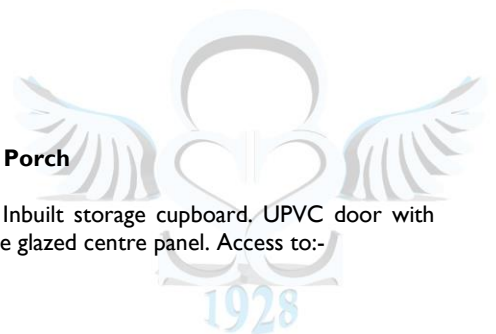
12'0" x 7'03" | ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of wall, base and glazed display cupboards, co-ordinating worktops and part-tiled walls, space for electric cooker with extractor hood over, plumbing for dishwasher, coved ceiling, radiator, laminate wood floor, space for under counter fridge and freezer. UPVC framed double glazed window overlooking the rear garden. Opening to:-

Reception Room One

12'0" x 15'02" into chimney breast recess. Polished wood fireplace with tiled inlay / hearth and inset coal-effect living flame gas fire, illuminated arched to recess with inbuilt storage cupboards, radiator. Opening through into:-

Side Entrance Porch

2'11" x 5'08" Inbuilt storage cupboard. UPVC door with half-moon double glazed centre panel. Access to:-



Utility Room

4'0" x 5'0" Plumbing for washing machine, vent for tumble dryer, storage shelves.

Conservatory

9'04" x 10'07" UPVC framed double glazed construction set onto dwarf walling, tiled floor area, radiator. UPVC double glazed French-style doors opening into the rear garden.

Half Landing

4'01" x 5'11" UPVC framed frosted double glazed window to the front elevation. Return spindle balustrade ascending to first floor landing. Gloss-panelled door to:-

Three Piece Bathroom

7'04" x 4'11" incorporating panelled bath, pedestal wash basin and step in glazed shower cubicle with electric shower fittings over, inset spot lighting to ceiling, chrome heated towel rail, boarded walls. UPVC framed frosted double glazed window.

First Floor Landing

Return spindle balustrade, loft access point, radiator. Gloss-panelled doors from landing and opening into:-

Bedroom One

14'08" x 12'0" into chimney breast recess with inbuilt storage cupboards with louver doors, wall light points, radiator. UPVC framed double glazed window overlooking the rear garden.

Bedroom Two

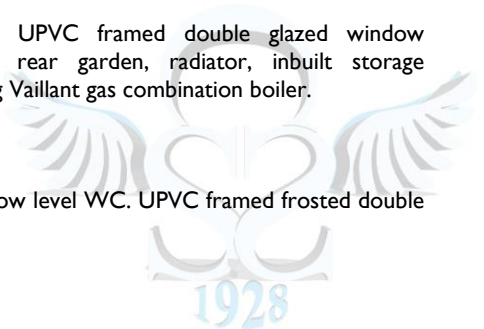
10'09" x 10'11" UPVC framed double glazed window to the front elevation, radiator.

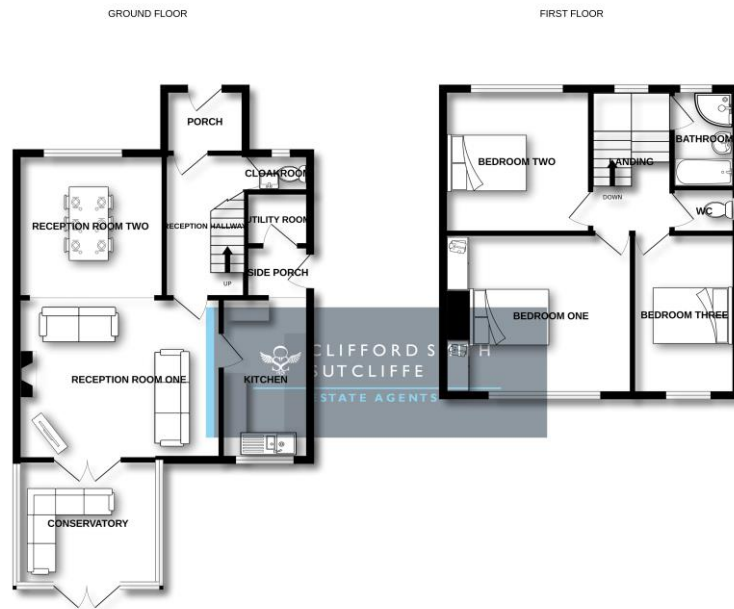
Bedroom Three

12'0" x 8'03" UPVC framed double glazed window overlooking the rear garden, radiator, inbuilt storage cupboard housing Vaillant gas combination boiler.

Cloakroom

2'11" x 4'11" Low level WC. UPVC framed frosted double glazed window.





THREE BEDROOM SEMI-DETACHED 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 guidance purposes only and should be used in conjunction with 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.
Made with floorplan 12/2025



Outside

Generous tarmac driveway providing off road parking for several vehicles to the front, low maintenance gravelled area with timber fencing and mature tree / shrub borders. Gated access to the side and emerging into a well-tended private rear garden with paved patio area and lawned garden with mature well-planted flower / shrub borders, paved walkway leading to the rear and to a detached garage with further off-road parking.

Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : A [Circa. £1,570 per annum]

Approximate Square Footage : 107 SqM / 1,151 SqFt

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

