



RICHMOND AVENUE, CLIVIGER, BB10 4JL

[NO CHAIN]



GOOD-SIZED PRIVATE PLOT / ENVELOPED WITH CLIVIGER COUNTRYSIDE / EXTENDED TRUE BUNGALOW / Positioned well within this attractive development, enveloped by countryside yet within easy reach of Pike Hill shopping amenities. This extended bungalow affords well-maintained accommodation with excellent potential to make your own.



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Occupying a good-sized private plot well-within this attractive development of similar style property and enveloped by the fabulous Cliviger countryside. Ideally placed for the surrounding area including Worsthorne and Hurstwood, whilst within a short distance by car of Pike Hill shopping parade, with regular bus routes into Burnley from nearby Red Lees Road.

A semi-detached true-bungalow affording accommodation which has been extended by way of a second reception space current used as a dining room. The property benefits from the usual comforts installed throughout well-proportioned reception spaces and two bedrooms, whilst externally a lawned garden adds kerb appeal, a generous driveway provides off road parking to a substantial detached garage / workshop, and a low-maintenance private rear garden is a further feature.

BRIEFLY COMPRISING:- TWO RECEPTION ROOMS AND KITCHEN, TWO BEDROOMS, MODERN WET ROOM, LAWNED GARDEN TO FRONT, EXTENSIVE DRIVEWAY PROVIDING OFF-ROAD PARKING FOR SEVERAL VEHICLES, DETACHED GARAGE AND USEFUL STORE, LOW-MAINTENANCE PRIVATE ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Side Entrance Door

Opening into:-



Reception Room Two

13'06" x 6'09" UPVC framed double glazed windows to the side and front elevation, coved ceiling, vent for tumble dryer, co-ordinating worktop, radiator. Inbuilt storage cupboards with louvre doors housing gas combination boiler. Opening through into:-



Kitchen

12'03" x 8'08" Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel double oven / grill and four ring gas hob with extractor hood over, co-ordinating worktops and part-tiled walls, coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Arched opening through into:-

Inner Hallway

6'04" x 2'11" Coved ceiling with loft access point. Doors leading from hallway and into:-

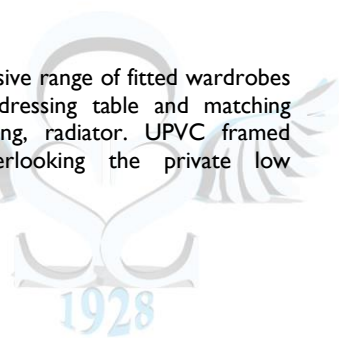
Reception Room One

16'08" x 11'07" into chimney breast recess. Feature stone-built fireplace with polished wood lintel, display shelves and inset electric fire with marble hearth, wall light points, coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Bedroom One

12'02" x 11'10" Comprehensive range of fitted wardrobes and cupboards with centre dressing table and matching bedside cabinets, coved ceiling, radiator. UPVC framed double glazed window overlooking the private low maintenance rear garden.





Bedroom Two

8'09" x 8'08" UPVC framed with double glazed centre panel and double glazed side panel, opening into the rear garden, radiator.



Modern Wet Room

8'05" x 5'01" Three piece modern white suite incorporating low-level WC, pedestal wash basin and electric shower fittings, fully tiled walls, boarded ceiling with inset spot lighting and extractor, chrome heated towel rail. UPVC framed frosted double glazed window.



Outside

Neat lawned garden to the front with flower / shrub borders, generous sized driveway screened by mature conifer hedge and providing off-road parking for several vehicles and leading to a detached garage [16'10" x 8'07"] having up-and-over door, power and lighting installed. UPVC framed double glazed window and UPVC entrance door. Further store with UPVC door and UPVC framed double glazed window.

Attractive low-maintenance enclosed rear garden laid mainly to paving with timber fencing to the perimeter.



Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 67 SqM / 721 SqFt

Services :

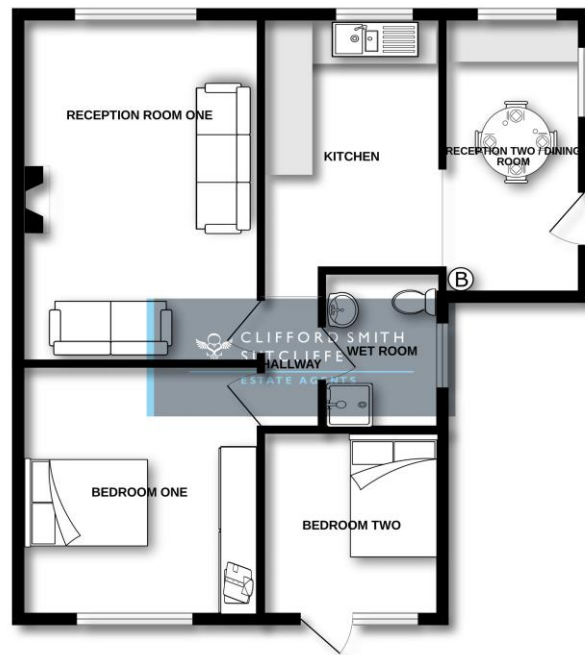
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR



TWO BEDROOM SEMI-DETACHED BUNGALOW

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 misstatement. The plan is for illustrative purposes only and should be used as such to 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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