



## LOWER TIMBER HILL LANE, BURNLEY, BB11 2RH



**EXCLUSIVE DEVELOPMENT OF NEW DETACHED HOMES / TRANQUIL SETTING ON OUTSKIRTS OF TOWN / APPEALING TO GROWING FAMILY** / Positioned within an exclusive development accessed from a private lane on the fringe of the highly desirable Cliviger valley. This four-bedroom detached property affords good-sized, well-planned accommodation which will appeal to the growing family.



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](mailto: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.

Positioned within an exclusive development accessed from a private lane and located in a tranquil setting just-off Moseley Road on the outskirts of town. Enveloped within the rural landscape and mature woodland, on the fringe of the highly desirable Cliviger valley, yet within only a few minutes' drive of all the amenities of Burnley town centre. Well placed for access onto both the M65 and A56 motorways, promoting complete freedom throughout the Northwest region with Manchester a forty-minute commute.

An opportunity to acquire one of only a handful of modern, four-bedroom detached family homes on this exclusive development. The property affords generous, well-planned living accommodation which will appeal to the growing family and boasts good-sized reception spaces, with an open plan family-sized kitchen which spans the rear of the property and benefits from tri-folding doors into the rear garden. There are four well-proportioned bedrooms to the first floor, an ensuite to the master and a modern house bathroom. Externally a block-paved driveway provides off-road parking for more than one vehicle and led to an attached garage, whilst to the rear there are numerous lawned garden areas and an attractive block-paved patio which envelopes the rear of the property. Viewing essential to appreciate.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, TWO RECEPTION ROOMS, FABULOUS OPEN-PLAN FAMILY KITCHEN, FOUR GOOD-SIZED BEDROOMS, ENSUITE TO MASTER AND HOUSE BATHROOM, LAWNED GARDENS TO FRONT AND DRIVEWAY TO ATTACHED GARAGE, PRIVATE LAWNED GARDENS TO THE REAR.

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

### **Modern Composite Entrance Door**

Having frosted double glazed panels to either side and opening into:-

### **Reception Room One**

13'05" x 11'06" UPVC framed double glazed window to the front elevation, radiator.

### **Reception Hallway**

15'08" x 7'0" Stairs with spindle balustrade to the first floor level, understairs storage cupboard, radiator, laminate wood floor. Gloss-panelled doors to:-

### **Two Piece Cloakroom**

7'02" x 3'07" Two piece white suite incorporating low level WC and wash hand basin with tiled splashback, chrome heated towel rail, laminate wood floor, extractor.

### **Reception Room Two**

8'0" x 9'10" UPVC framed double glazed window to the front elevation, radiator.



### Master Bedroom

**14'10" x 11'08"** UPVC framed double glazed window to the front elevation, radiator. Gloss-panelled door to:-

### Ensuite Shower Room

**5'02" x 6'05"** Three piece modern white suite incorporating step-in shower tray with chrome mixer rain shower fittings, tiled area and glazed screen over, wash basin set into modern vanity-style unit and low-level WC, fully tiled walls and floor, chrome heated towel rail, inset spot lighting to ceiling, extractor. UPVC framed frosted double glazed window.

### Open-Plan Family Kitchen

**12'04" x 29'04"** narrowing to 10'01" | ½ bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of wall, base and tall units incorporating stainless steel double oven / grill and four ring ceramic hob with extractor hood over, co-ordinating worktops extending to provide breakfast bar, integrated fridge freezer and dishwasher. Two UPVC framed double glazed windows and tri-folding double glazed doors opening to the rear, two radiators, inset spot lighting to ceiling, laminate wood floor. Gloss-panelled door returning to hallway and access to:-

### Separate Utility Room

**7'02" x 5'09"** Stainless steel sink unit and drainer with cupboards under, co-ordinating worktop, plumbing for washing machine, laminate wood floor. Frosted glazed panelled door opening into attached garage.

### First Floor Landing

**19'08" x 6'08"** Return spindle balustrade, radiator. UPVC framed double glazed window to the front elevation. Gloss-panelled doors to:-



### **Bedroom Two**

**12'11" x 10'04"** UPVC framed double glazed window to the front elevation, radiator.

### **Bedroom Three**

**12'10" x 10'05"** UPVC framed double glazed window to the rear elevation, radiator.

### **Bedroom Four**

**10'11" x 10'03"** UPVC framed double glazed window to the rear elevation, radiator.

### **House Bathroom**

**8'02" x 7'10"** Three-piece modern white suite incorporating panelled bath with chrome mixer rain shower fittings, tiled area and glazed screen over, wash basin set into modern vanity-style unit and low-level WC, fully tiled walls and floor, chrome heated towel rail, inset spot lighting to ceiling, shaver point, extractor. UPVC framed double glazed window to the rear elevation.

### **Outside**

Neat level lawns to the front and side, attractive block-paved driveway providing off road parking to the front and leading to an attached garage [**19'09" x 10'04"**] having roller-shutter up-and-over over door, power and lighting installed, gas central heating system. UPVC framed double glazed window, internal door to utility room.

Timber gate leading to extensive Indian-stone paved patio area with further lawns and screened by timber perimeter fencing, timber steps with balustrade ascending to further, generous sized lawned gardens.



**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band :**

**Approximate Square Footage : TBC**

**Further information supplied:-**

- 1. Remainder of 10year Structural Warranty**
- 2. Mains drains**
- 3. Sewerage to water treatment plant**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

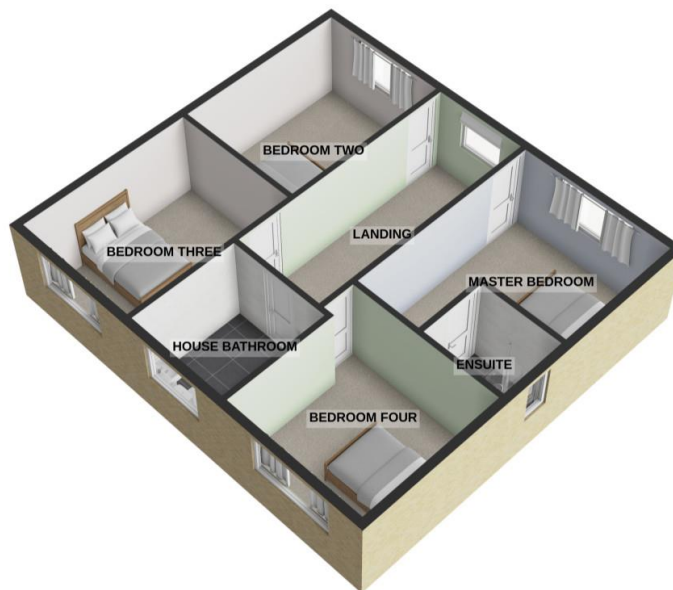




GROUND FLOOR  
935 sq.ft. (86.8 sq.m.) approx.



FIRST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



FOUR BEDROOM DETACHED HOUSE

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2025

