



ROSSALL CLOSE, PADIHAM, BB12 7DQ



SECLUDED CUL-DE-SAC / SOUGHT AFTER RESIDENTIAL DEVELOPMENT / EXTENDED FOUR-BEDROOM SEMI / Positioned within a secluded cul-de-sac on this sought after development, this dormer-style semi affords extended four-bedroom accommodation which will appeal to the growing family.



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Positioned within a secluded cul-de-sac of only a handful of properties on this sought after residential development on the fringe of Hapton Moor. Well placed just-off Cambridge Drive close to local shopping parade and within a short distance of nearby Padiham town centre. Only a short distance by car from access onto both the A56 and M65 motorways, promoting complete freedom throughout the Northwest region.

A dormer-style semi-detached property affording extended four-bedroom living accommodation which will appeal to the growing family. There are two generous sized reception rooms to the ground floor and four bedrooms over the ground and first floors. The property benefits from the usual comforts installed, where a further programme of cosmetic refurbishment offers excellent potential to make your own. A driveway extends to the side of the property and leads to a detached garage, with private mature gardens both front and rear.

BRIEFLY COMPRISING:- DINING KITCHEN, INNER HALLWAY, TWO GENEROUS SIZED RECEPTION ROOMS, FOURTH BEDROOM; THREE BEDROOMS TO THE FIRST FLOOR, BATHROOM, MATURE GARDENS BOTH FRONT & REAR, TARMACADAM DRIVEWAY TO DETACHED GARAGE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having twin colour leaded double glazed centre panels and opening into:-



Dining Kitchen

16'0" x 7'10" Modern composite sink unit and drainer with cupboards under, matching range of wall, base and glazed display units incorporating stainless steel oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops and part-tiled walls, boarded ceiling with inset spot lighting, space for under counter fridge and freezer, plumbing for washing machine. UPVC framed double glazed windows to the front and the side elevation. Door opening through into:-

Inner Hallway

4'07" x 7'10" UPVC framed frosted double glazed window to the side elevation, radiator, inbuilt storage cupboard, stairs ascending to the first floor level, coved ceiling. Access to:-



Reception Room One

16'02" x 11'05" Polished wood fireplace with marble inlay / hearth and inset electric fire, coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Extended Reception Room Two

18'06" x 11'06" Marble fireplace with co-ordinating marble inlay / hearth and inset coal-effect living flame gas fire, wall light points, coved ceiling, radiator. UPVC double glazed French-style doors with double glazed panels to either side and opening into a private enclosed rear garden.





Bedroom Four

14'10" x 7'10" Inbuilt storage cupboards with double louvre doors, radiator. UPVC framed double glazed window to the rear elevation.

First Floor Landing

6'10" x 11'05" Inbuilt storage cupboard with louvre doors, coved ceiling. UPVC framed double glazed window to the front elevation. Doors to:-



Bedroom One

10'09" x 11'09" Range of fitted wardrobes with sliding mirror fronted doors, radiator. UPVC framed double glazed window to the rear elevation.



Bedroom Two

11'07" x 8'05" UPVC framed double glazed window to the front elevation, radiator.

Bathroom

12'01" x 4'08" Four piece white suite incorporating panelled bath, wash basin set into vanity-style unit, low-level WC and step in glazed shower cubicle with electric shower fittings and tiled area, fully tiled walls, boarded ceiling with inset spot lighting, loft access point, inbuilt storage cupboard with louvre door housing Baxi gas combination boiler, radiator. UPVC framed frosted double glazed window.



Bedroom Four

8'0" x 7'09" UPVC framed double glazed window to the rear elevation, radiator.



Outside

Dwarf stone walling to the front with low-maintenance paved garden area, screen by mature shrubs and bushes. Tarmac driveway extending to the side and leading to a detached garage [16'10" x 9'04"] having up and over door. Private enclosed rear garden laid mainly to lawn with mature trees and shrubs to borders and timber fencing to the perimeter.





Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : B

Approximate Square Footage : 106 SqM / 1,144 SqFt

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

FIRST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



FOUR BEDROOM DORMER-STYLE SEMI

TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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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