



NORTHWOOD CLOSE, BURNLEY, BB12 0JR



SECLUDED CUL-DE-SAC / POPULAR IGTENHILL AREA OF TOWN / WELL-PLANNED ACCOMMODATION / REQUIRING SOME REFURBISHMENT / EXCELLENT POTENTIAL /

Occupying an elevated position ideally placed for local amenities and bus-routes into town, this detached true-bungalow affords well-planned accommodation where excellent potential exists to make your own.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Occupying an elevated position well-within this secluded cul-de-sac and located just-off Wellfield Drive. Well placed for local amenities and Padiham Road shopping parade, with regular bus routes into town from Wellfield Drive. Only a few minutes by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this brick-built detached bungalow affording well-planned living accommodation which will benefit from a comprehensive programme of refurbishment and which will appeal to couples and downsizers alike. The property benefits from the usual comforts installed, including a gas combination boiler more recently, where excellent potential now exists to make your own. A lawned garden to the front, private driveway extending to the side and easily maintained enclosed rear garden are further features.

BRIEFLY COMPRISING:- OPEN PORCH, OPEN-PLAN RECEPTION ROOM / KITCHEN, INNER HALLWAY, TWO DOUBLE-SIZED BEDROOMS, BATHROOM, LAWNED GARDEN TO FRONT, EXTENSIVE DRIVEWAY PROVIDING OFF-ROAD PARKING TO THE SIDE, PRIVATE ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

Open Porch

5'01" x 2'09" UPVC entrance door having frosted double glazed centre panels and frosted double glazed side panels, opening into:-

Open-Plan Reception Room One

16'07" x 20'0" Feature fireplace with marble inlay / hearth and inset log-effect gas fire, inbuilt storage cupboard with glazed panelled door, laminate wood floor, radiator. UPVC framed double glazed patio-doors opening into the rear garden.

Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, electric cooker point, co-ordinating worktops extending to provide breakfast bar and part-tiled walls, plumbing for washing machine, tiled floor area. UPVC framed double glazed window and UPVC side entrance door with frosted double glazed centre panel.



Inner Hallway

6'08" x 2'09" Tiled floor area, loft access point, inbuilt storage cupboard, tongue and groove boarding to dado height. Gloss-panelled doors from hallway and opening into:-



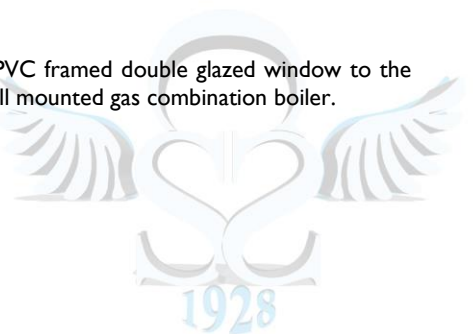
Bedroom One

13'08" x 10'11" UPVC framed double glazed window to the front elevation, tongue and groove boarding to dado height, radiator, coved ceiling, laminate wood floor, inbuilt storage cupboard (2'02" x 4'02")



Bedroom Two

9'04" x 8'07" UPVC framed double glazed window to the front elevation, wall mounted gas combination boiler.





Bathroom

6'08" x 5'08" Three piece suite incorporating panelled bath with chrome mixer shower fittings and tiled area over, pedestal wash basin and low-level WC, part-tiled walls, tongue and groove boarding to dado height, coved ceiling. UPVC framed frosted double glazed window to the side elevation.



Outside

Lawned garden to the front and extensive tarmacadam driveway providing off-road parking to the side. Private enclosed rear garden.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 60.9 SqM / 656 SqFt

Services :

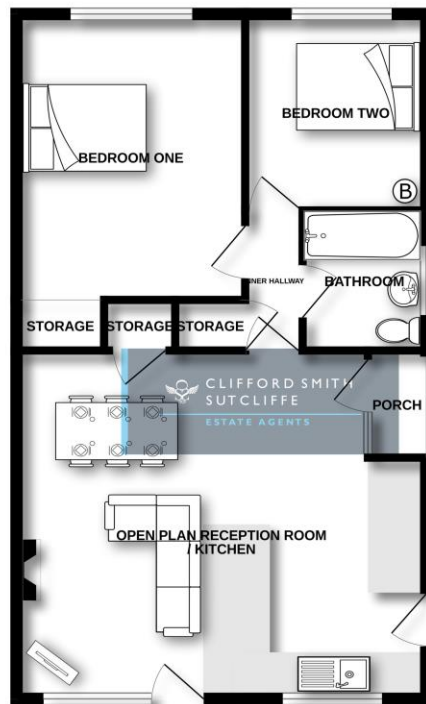
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR



TWO BEDROOM 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 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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