



TIVERTON DRIVE, HARLE SYKE, BB10 2JT

[NO CHAIN]



GENEROUS SIZED PLOT / HIGHLY DESIRABLE SECLUDED DEVELOPMENT / CLOSE TO HARLE SYKE SCHOOLS & AMENITIES / Positioned on this highly desirable development, enveloped by Briercliffe countryside, this semi-detached property affords extended living accommodation with excellent potential, requiring a programme of modernisation and refurbishment.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Occupying a generous-sized plot on this highly desirable development of similar property enveloped by open countryside. Well placed a stones-throw away from Briercliffe Primary School and close to the heart of Harle Syke village with local shopping parade and regular bus routes into Burnley town centre.

A brick-built semi-detached property affording extended living accommodation which will benefit from a programme of refurbishment. The property affords two nicely proportioned reception spaces which flow through into an extended kitchen with separate utility, whilst to the first floor there are three bedrooms and a shower room. Mature gardens add kerb appeal, with a long driveway, detached garage and generous sized private lawned rear garden further features. An appointment to appreciate the potential on offer is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY. TWO RECEPTION SPACES, EXTENDED KITCHEN WITH SEPARATE UTILITY ROOM, THREE BEDROOMS, SHOWER ROOM, MATURE GARDEN TO FRONT LONG DRIVEWAY TO DETACHED GARAGE. GENEROUS SIZED GARDEN ABUTTING OPEN GREEN SPACE BEYOND AT THE REAR. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted diamond leaded double glazed centre panel and opening into:-

Entrance Hallway

6'0" x 4'03" Stairs ascending to the first floor level, inbuilt storage / meter cupboard with gloss-panelled door. UPVC framed frosted double glazed window and gloss-panelled door opening into:-

Reception Room One

12'03" x 14'04" Wall light points. UPVC framed double glazed window to the front elevation. Opening through into:-



Reception Room Two

8'09" x 9'03" Square pane frosted glazed panelled double opening doors to:-



Extended Kitchen

7'11" x 16'03" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching wall and base units incorporating oven / grill and four ring gas hob with extractor hood over, co-ordinating worktops and part-tiled walls. UPVC framed double glazed windows to the side and rear elevations and UPVC double glazed French-style doors opening into the private rear garden. Opening into:-

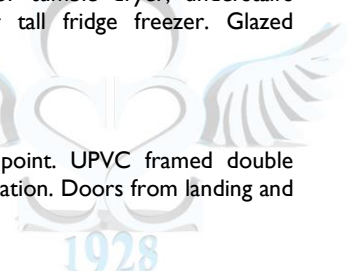


Utility Room

8'08" x 7'11" Fitted worktop with base unit, plumbing for washing machine and vent for tumble dryer, understairs storage cupboard, space for tall fridge freezer. Glazed panelled side entrance door.

First Floor Landing

6'08" x 6'01" Loft access point. UPVC framed double glazed window to the side elevation. Doors from landing and into:-





Bedroom One

10'09" x 11'03" UPVC framed double glazed window to the front elevation.

Bedroom Two

11'01" x 9'05" plus door recess. UPVC framed double glazed window to the rear elevation, inbuilt storage cupboard.

Bedroom Three

7'01" x 6'01" UPVC framed double glazed window to the rear elevation, inbuilt storage cupboard.



Shower Room

Three piece suite incorporating pedestal wash basin, low-level WC and step in glazed shower cubicle with chrome mixer rain shower fittings over, boarded / tiled walls and ceiling, inset spot lighting, inbuilt storage cupboard housing gas water heater. UPVC framed frosted double glazed window.

Outside

Timber picket fence and mature garden to the front, long paved driveway extending to the side and providing off-road parking for several vehicles, leading to detached garage. Generous sized private rear garden laid mainly to lawn with mature shrub borders and timber fencing to the perimeter, abutting open grassland area beyond to the rear.



Tenure : Leasehold

Energy Performance Certificate Rating : F

Council Tax Band : C

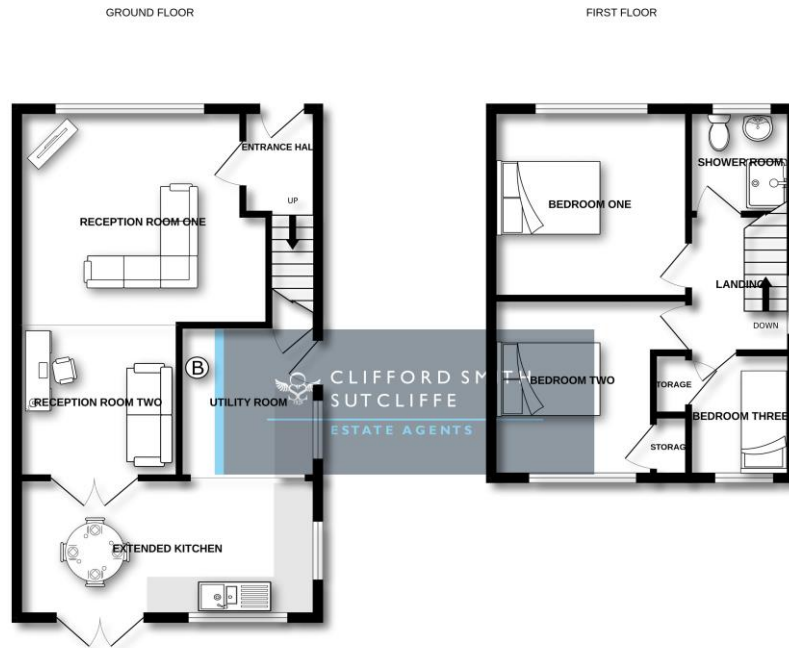
Approximate Square Footage : 893 SqFt / 83 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



THREE BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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