



BRUNSHAW ROAD, BURNLEY, BB10 4DN



ATTRACTIVE END-OF-TERRACE / GENEROUS SIZED PLOT WITH GARDENS & GARAGE / POPULAR LOWER BRUNSHAW / Occupying a generous-sized plot close to Lower Brunshaw amenities, this substantial bay-fronted terrace affords accommodation over three floors which will appeal to growing families.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
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Occupying a generous sized plot at the end of this attractive bay-fronted terrace and the last of the Lower Brunshaw terraces before the climb up to Pike Hill. Well place for Lower Brunshaw shopping amenities, including regular bus routes into Burnley town centre and ideally placed for local schools including Unity within Towneley Parkland.

A substantial stone-built end of terrace property affording generous sized, three-bedroom accommodation which will appeal to growing families. The property affords accommodation over three floors with two generous reception rooms, and equally well proportioned kitchen, three bedrooms and a substantial basement. The property boasts private gardens which envelop to the front, side and rear, whilst a private driveway provides off-road parking to a detached garage. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GENEROUS RECEPTION ROOMS, GOOD-SIZED KITCHEN, USEFUL AND SUBSTANTIAL BASEMENT, THREE BEDROOMS, SHOWER ROOM, GARDENS TO THE FRONT, SIDE AND REAR, DRIVEWAY PROVIDING OFF-ROAD PARKING TO DETACHED GARAGE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Vestibule

4'11" x 3'11" Coved ceiling. Opening with glazed panels to side and over, opening into:-

Reception Hallway

11'08" x 3'11" Stairs 2'08" ascending to the first floor level, radiator, coved ceiling, picture rail and decorative corbels. Gloss panelled door opening into:-

Reception Room One

13'07" x 15'10" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset gas fire, coved ceiling, dado rail, radiator. UPVC framed double glazed window to the side elevation. Door and glazed archway leading through into kitchen. Double opening diamond leaded glazed panelled doors with diamond leaded glazed panels to either side, opening into:-



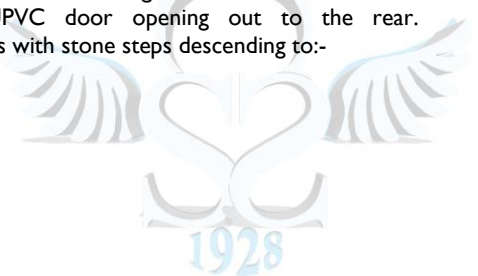
Reception Room Two

13'11" x 11'11" into chimney breast recess. Stone built fireplace with polished wood mantle, marble hearth and gas fire. Coved ceiling, dado rail, two radiators. UPVC framed double glazed bay-window to the front elevation.



Kitchen

11'08" x 14'02" 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of gloss-fronted wall and base units, co-ordinating worktops and part-tiled walls, space for gas cooker, plumbing for washing machine and space for tumble dryer, coved ceiling, radiator. UPVC framed double glazed windows to the side elevation and UPVC door opening out to the rear. Understairs access with stone steps descending to:-





Basement

13'08" x 16'06" UPVC framed frosted double glazed window, extractor, wall mounted gas combination boiler, power and lighting installed.

First Floor Landing

16'01" x 5'04" Return balustrade. Inbuilt storage cupboard. Doors from the landing and opening into:-



Bedroom One

13'06" x 16'07" into chimney breast recess. Range of fitted wardrobes with centre dressing table, two radiators, picture rail. UPVC framed double glazed window to the front elevation.



Bedroom Two

11'01" x 11'02" UPVC framed double glazed window to the side elevation, radiator.

Bedroom Three

11'05" x 8'08" Coved ceiling, radiator. UPVC framed double glazed window to the side elevation.



Shower Room

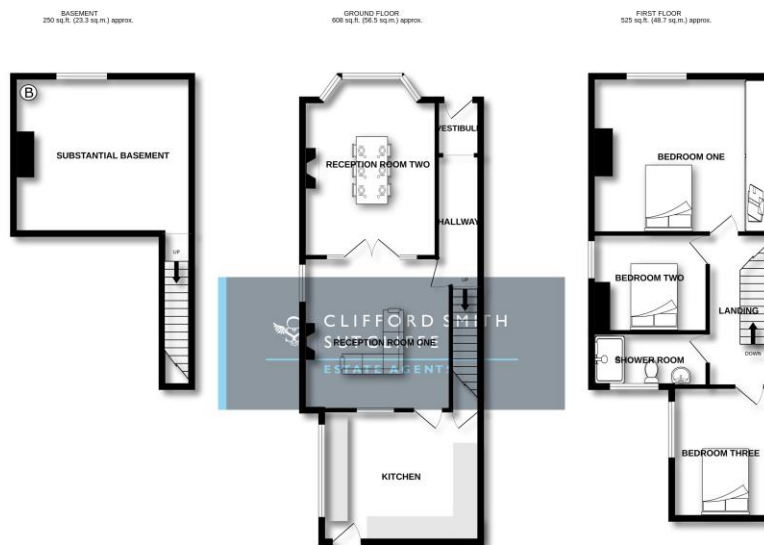
4'10" x 11'02" Three piece white suite incorporating pedestal wash basin, low-level WC and step in glazed shower cubicle with chrome mixer shower fittings and tiled area over, tiled walls to dado height, radiator, extractor. UPVC framed frosted double glazed window to the rear elevation.



Outside

Dwarf stone walling to the front with paved footpath. Attractive garden forecourt extending into a good-sized garden which leads up the side of the property with excellent further potential, enclosed by stone walling to the perimeter, cobbled driveway providing off-road parking for several vehicles and leading to a detached garage, enclosed yard to the rear of the property with store and WC.





THREE BEDROOM END-TERRACE WITH GARDEN

TOTAL FLOOR AREA: 1383 sq ft. (128.5 sq m.) approx.

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. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their quantity or efficiency can be given.
Made with Floorplan 12/2019



Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : B

Approximate Square Footage : 1,383 SqFt / 128 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

