



## WINDERMERE AVENUE, BURNLEY, BB10 2AB



**ATTRACTIVE TREE-LINED AVENUE / ELEVATED OUTLOOK TO FRONT / RECENTLY MODERNISED THROUGHOUT / VERSATILE THREE-BEDROOM ACCOMMODATION /**

Occupying an elevated position overlooking the Prairie Sports Village with Pendle Hill in the distant skyline, this attractively presented, well modernised true-bungalow affords accommodation which will appeal a range of potential purchasers.



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.



Occupying an elevated position within this attractive tree-lined avenue of similar property and boasting an open outlook over the Prairie Sports Village, with Pendle Hill dominating the distant skyline. Located towards the outskirts of town and ideally placed for local shopping amenities, with regular bus routes into Burnley town centre from nearby Colne Road, Reedley Marina and the General Hospital.

A semi-detached true-bungalow affording attractively presented living accommodation which has been extended by way of an impressive conservatory overlooking a private rear garden. The property has undergone a programme of modernisation more recently and benefits from the usual comforts throughout good-sized reception spaces and three bedrooms. A neat manicured lawned garden to the front with driveway and integral garage; and a private enclosed garden to the rear are further features. An early appointment to view is highly recommended.

**BRIEFLY COMPRISING:-** ENTRANCE HALLWAY, GENEROUS SIZED LOUNGE, INNER HALLWAY, MODERN KITCHEN, IMPRESSIVE CONSERVATORY, THREE BEDROOMS MODERN SHOWER ROOM, MANICURED LAWNED GARDEN TO THE FRONT, DRIVEWAY TO INTEGRAL GARAGE, PRIVATE ENCLOSED GARDEN TO THE REAR.

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having frosted diamond leaded double glazed centre panel and matching UPVC framed double glazed window to the side, opening into:-

### Entrance Hallway

**3'09" x 7'07"** Coved ceiling, radiator, inbuilt storage / meter cupboard. Gloss-panelled door to:-

### Reception Room One

**16'09" x 11'08"** into chimney breast recess. Feature marble fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, centre ceiling roses, radiator. UPVC framed diamond leaded double glazed picture-window affording an impressive open outlook to the front elevation. Gloss-panelled door to:-



### Inner Hallway

Doors from hallway and glazed panelled door opening into:-



### Kitchen

**9'02" x 8'10"** 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of modern wall, base and tall units incorporating stainless steel oven / grill and four ring gas hob with stainless steel extractor canopy over, co-ordinating worktops and upstands with concealed illumination, plumbing for washing machine, integrated fridge freezer, coved ceiling with inset spot lighting, radiator. Glazed window and frosted double glazed panelled door opening into:-



### Conservatory

**9'10" x 16'05"** UPVC framed double glazed construction, radiator, wall light point. UPVC framed double glazed French-style doors opening into the private rear garden.



**Bedroom One**

**12'05" x 14'11"** incorporating door recess. UPVC framed double glazed window overlooking the rear garden, radiator.



**Bedroom Two**

**9'02" x 9'0"** UPVC framed double glazed window to the side elevation, radiator.



**Bedroom Three**

**9'02" x 8'05"** Glazed window, radiator.

## Shower Room

**6'01" x 5'05"** Three piece modern white suite incorporating pedestal wash basin, low-level WC and step in corner glazed shower cubicle with chrome mixer rain shower fittings over, fully tiled walls, boarded ceiling with inset spot lighting, chrome heated towel rail. UPVC framed frosted double glazed window.



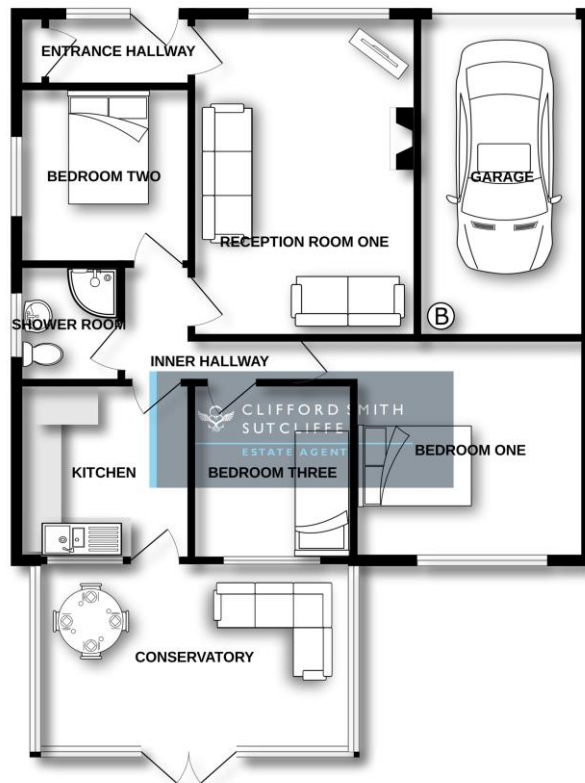
## Outside

Neat manicured lawn to the front with dwarf walling and mature tree / shrub borders. Paved driveway providing off-road parking and leading to an integral garage having power, lighting, hot and cold water and gas combination boiler installed. Gated paved access to the side of the property and opening into a well-tended enclosed private rear garden with level lawn, paved walkways, mature tree and shrub borders, timber fencing to the perimeter.





GROUND FLOOR  
990 sq.ft. (91.9 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA: 990 sq.ft. (91.9 sq.m.) approx.

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.  
Made with Metropix 12025



**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 990 SqFt / 91.9 SqM**

**Services :**  
Mains supplies of gas, water and electricity.

**Viewing :**  
By appointment with our Burnley office.

