



GRASMERE STREET, BURNLEY, BB10 1HP

[NO CHAIN]



ATTRACTIVE FORECOURT-FRONTED ROW / CLOSE TO AMENITIES / THREE BEDROOM END TERRACE / Positioned within an attractive forecourt fronted row close to Colne Road shopping amenities, this brick-built end-terrace property affords well-proportioned three bedroom accommodation which will benefit from a programme of modernisation.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Positioned within an attractive forecourt-fronted row and located within close proximity of Colne Road shopping amenities, with regular bus routes into Burnley town centre. Well placed for the nearby Prairie Sport Village and Reedley Marina, with access onto the M65 motorway within a few minutes by car.

A brick-built end-of-terrace property affording accommodation which will appeal to first time purchasers, young families and landlords for investment purposes. The property will benefit from a programme of modernisation with excellent potential to make your own, whilst both UPVC double glazing and gas central heating are installed. There is a good sized lounge and dining kitchen to the ground floor, with three-bedrooms to the first floor. A garden forecourt adds kerb appeal and privacy, with an enclosed rear yard.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, GOOD-SIZED LOUNGE, DINING KITCHEN, THREE BEDROOMS, WET ROOM, ATTRACTIVE GARDEN FORECOURT, ENCLOSED REAR YARD WITH TWO STORES.

The Accommodation Afforded is as follows:-

Solid Wood Panelled Entrance Door

Having glazed centre panel and glazed panel over, opening into:-

Entrance Vestibule

3'0" x 3'05" Panelled door with glazed panel over opening into:-

Reception Room One

14'03" x 14'03" into chimney breast recess. Polished wood fireplace with tiled inlay, marble hearth and inset electric fire, tongue and groove boarding to dado height, coved ceiling, inbuilt meter cupboards, radiator. UPVC framed double glazed bay-window to the front and UPVC framed double glazed window to the side elevation. Door leading with understairs storage cupboard and access to:-

Dining Kitchen

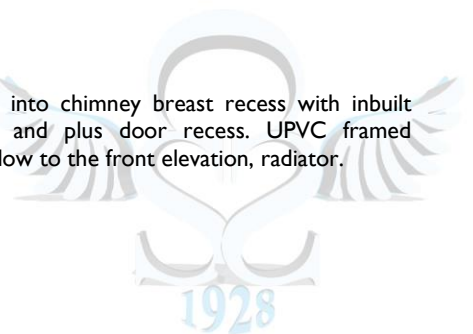
11'03" x 11'06" Stainless steel sink unit and drainer with cupboards under, matching wall and base units, co-ordinating worktops and part-tiled walls, electric cooker point, plumbing for washing machine. UPVC framed double glazed windows to the rear elevation and solid wood panelled rear entrance door, radiator. Stairs ascending to the first floor level with understairs storage cupboard.

First Floor Landing

6'0" x 5'05" Loft access point.

Bedroom One

14'06" x 10'01" into chimney breast recess with inbuilt storage cupboard and plus door recess. UPVC framed double glazed window to the front elevation, radiator.



Outside

Neat forecourt with dwarf brick walling and mature privet hedging, enclosed rear yard with brick-built store and separate WC.

Bedroom Two

8'11" x 8'11" into chimney breast recess with inbuilt storage cupboard housing Worcester gas combination boiler. UPVC framed double glazed window to the rear elevation, radiator.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : A

Approximate Square Footage : 759 SqFt / 70.5 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

Bedroom Three

6'09" x 8'06" UPVC framed double glazed window to the side elevation, radiator.

Wet Room

6'0" x 4'11" Three piece modern white suite incorporating pedestal wash basin, low-level WC and chrome mixer shower fittings, tiled walls, extractor, radiator. UPVC framed double glazed window.



GROUND FLOOR
403 sq ft (37.4 sq m) approx.

FIRST FLOOR
356 sq ft (33.1 sq m) approx.



THREE BEDROOM END-TERRACE HOUSE

TOTAL FLOOR AREA: 759 sq ft (70.5 sq m) approx.

While every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, layout and appearance of the house are not guaranteed and no guarantee as to their quantity or efficiency can be given.
Based on Mortgage 12000

