



BRUNSHAW ROAD, PIKE HILL, BB10 4HP

[NO CHAIN]



DESIRABLE PRIVATE POSITION / BEYOND PIKE HILL AMENITIES / FAMILY-SIZED SEMI-DETACHED HOME / REQUIRING PROGRAMME OF MODERNISATION / Well placed on the fringe of Cliviger countryside yet with walking distance of Pike Hill shops, this semi-detached property offers excellent potential to create a desirable family home.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Occupying a desirable private-position towards the head of Brunshaw Road in the sought after Pike Hill area of town. Well placed on the fringe of the glorious Cliviger countryside and within a short distance of Towneley Parkland, yet within easy reach of Pike Hill shopping parade with regular bus routes into Burnley town centre. Only a few minutes by car from access to M65 motorway which provides complete freedom throughout the Northwest region.

An opportunity to acquire this three-bedroom semi-detached property affording accommodation which will appeal to the growing family. The property will benefit from a comprehensive programme of modernisation, where excellent potential exists to make your own. There are three reception spaces at ground floor level, ripe for a remodel to create a family kitchen come reception room, and three bedrooms to the first floor. Externally there are ample gardens to both the front and the rear, with a driveway providing off road parking currently leading to a garage. An internal inspection is essential to appreciate the potential on offer.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, THREE RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, WET ROOM, LAWNED GARDEN TO THE FRONT, LONG DRIVEWAY EXTENDING TO THE SIDE, PRIVATE LAWNED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted double glazed centre panels and matching double glazed panels to side and over, opening into:-

Reception Hallway

13'0" x 6'0" Stairs with spindle balustrade ascending to the first floor level, understairs storage cupboard with UPVC framed double glazed window, picture rail, radiator, laminate wood floor. UPVC framed double glazed window to the side elevation. Glazed panelled door from hallway and opening into:-

Reception Room One

9'07" x 12'10" into chimney breast recess. Fitted delft rack, coved ceiling, radiator. UPVC framed double glazed bow-window to the front elevation. Square pane glazed panelled double opening doors opening through into:-



Reception Room Two

12'11" x 11'10" into chimney breast recess. Feature polished wood fireplace with tiled inlay / hearth, wall light points, dado rail, coved ceiling, radiator. UPVC framed double glazed sliding patio-style doors opening out into the rear garden.



Reception Room Three

9'06" x 7'0" UPVC framed double glazed square-bay window to the side elevation, inbuilt storage cupboard housing gas central heating boiler, radiator. Square pane frosted glazed panelled door opening into:-

Kitchen

8'0" x 8'05" | ½ bowl stainless steel sink unit and drainer with cupboards under, matching wall and base units, co-ordinating worktops and tiled walls, space for electric cooker, plumbing for washing machine, tiled floor area, radiator. UPVC framed double glazed windows to the side and the rear elevations. UPVC side entrance door with double glazed centre panel.



First Floor Landing

9'01" x 7'03" Return spindle balustrade, picture rail. UPVC framed double glazed window to the side elevation, loft access point.



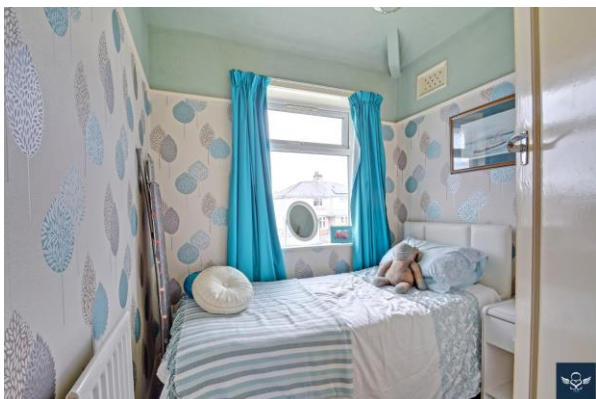
Bedroom One

11'10" x 11'08" into chimney breast recess. Picture rail, radiator. UPVC framed double glazed bow window to the front elevation.



Bedroom Two

11'04" x 11'10" into chimney breast recess with inbuilt storage cupboard / wardrobe, picture rail. UPVC framed double glazed window to the rear elevation, radiator,



Bedroom Three

7'03" x 7'04" UPVC framed double glazed window to the front elevation, radiator.



Wet Room

5'10" x 7'01" Four piece white suite incorporating pedestal wash basin, low-level W/C, bidet and wall mounted electric shower fittings, fully tiled walls, radiator, inbuilt airing / storage cupboard. UPVC framed double glazed window.

Outside

Dwarf brick walling to the front with level lawn and low-maintenance gravelled borders. Paved driveway providing off-road parking for several vehicles extending to a garage, private enclosed lawned garden to the rear with paved patio and screened by perimeter fencing.



Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

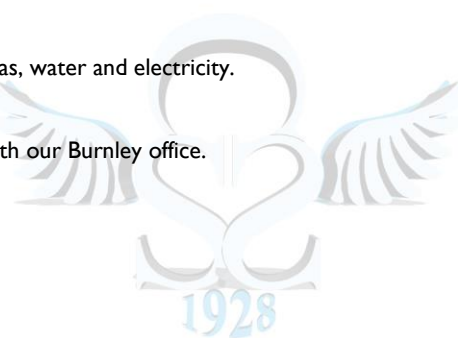
Approximate Square Footage : 905 SqFt / 84.1 SqM

Services :

Mains supplies of gas, water and electricity.

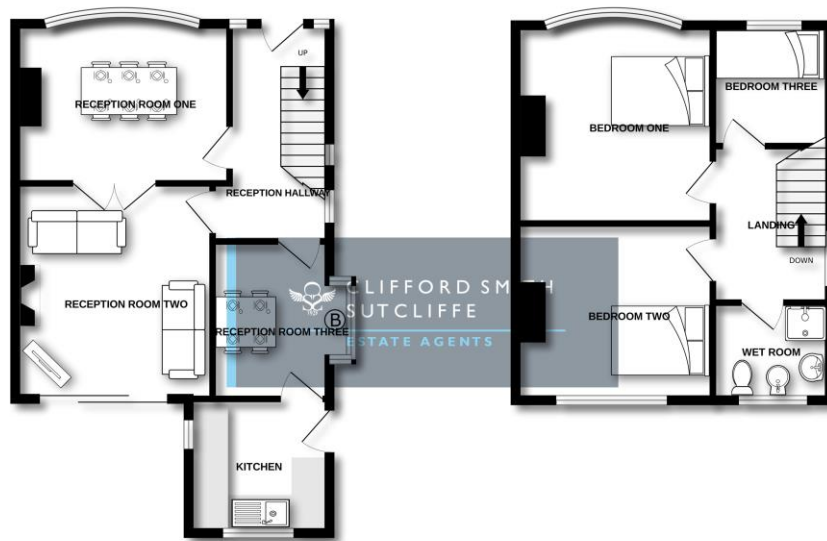
Viewing :

By appointment with our Burnley office.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

FIRST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 906 sq.ft. (84.1 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 misstatement. 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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