



SACKVILLE STREET, BURNLEY, BB11 4HY

[NO CHAIN]



SECLUDED POSITION / FRINGE OF RAPIDLY DEVELOPING WEAVERS TRIANGLE / CLOSE TO TOWN CENTRE / IMPRESSIVE PERIOD SEMI-DETACHED / COMPREHENSIVELY-YET-SYMPATHETICALLY REFURBISHED / A real-find tucked in a secluded position within walking distance of town, this most impressive semi-detached residence, constructed circa 1830 and a period of the town textile-prosperity, affords sympathetically refurbished accommodation with mature private gardens and which has to be seen to be appreciated.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Occupying a secluded position and a real find located on the fringe of the rapidly developing Weavers Triangle. Well placed a stones-throw of local amenities and within a short walk of all the amenities of Burnley town-centre. Only a few minutes drive by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this most-impressive semi-detached property constructed in a period of the towns textile prosperity and constructed circa 1830. The residence of 'Owd Jim' a draughtsman and designer of one of the first covered railway carriages and railway engine driver courageously stopping a runaway goods train at nearby Todmorden and saving people from a train collision from Cliviger colliery. The feature of a book written by a local town-architect the property has since been the subject of a comprehensive-yet-sympathetic programme of refurbishment to the credit of the existing vendors. The property benefits from the usual modern comforts installed throughout attractive reception spaces and three nicely proportioned bedrooms retaining the charm and character you would expect from such a property. A neat, elevated forecourt with iron palings adds to the kerb appeal and privacy, whilst landscaped mature private gardens envelop the property to the front, side and rear. A substantial timber constructed workshop store with garage accessed at the rear is a further feature with excellent potential for a variety of uses. An internal inspection is essential to appreciate this enchanting residence.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, UTILITY ROOM, TWO PIECE CLOAKROOM, THREE BEDROOMS, FOUR-PIECE BATHROOM, ATTRACTIVE RAILED FORECOURT, MATURE PRIVATE GARDENS TO SIDE AND REAR, DETACHED WORKSHOP STORE. VIEWING HIGHLY RECOMMENDED.

The Accommodation Afforded is as follows:-

Timber Panelled Entrance Door

Having glazed panel over and opening into:-

Reception Hallway

17'0" x 3'05" Stairs ascending to the first floor level, coved ceiling, feature archway, radiator, attractive wood floor. Panelled doors leading from the hallway and opening into:-



Reception Room One

12'10" x 13'07" into arched chimney breast recess. Feature polished wood fireplace with tiled inlay and cast-iron stove set onto slate hearth, coved ceiling with picture rail. UPVC framed double glazed window with inset Georgia-bar affording an elevated outlook to the front elevation and matching UPVC double glazed window overlooking the side garden. Twin glazed panelled door leading with understairs storage cupboard and opening through into:-





Reception Room Two

14'03" x 17'07" into chimney breast recess with display / storage shelves. Feature impressive fireplace with tiled inlay, marble hearth and inset coal-effect living flame gas fire, coved ceiling with picture rail, wall light points, two radiators, rock-carpet to floor, panelled door returning to reception hallway. UPVC framed double glazed window with inset Georgian-bar overlooking the rear garden, panelled rear entrance door with frosted glazed centre panel. Twin glazed panelled door opening into:-

Kitchen

17'11" x 8'04" narrowing to the rear. Twin bowl ceramic sink unit and drainer with cupboards under, matching range of bespoke wall and base units, co-ordinating timber and tiled worktops, space for range-style cooker with gas point, feature chimney breast recess with surround, space for tall fridge freezer, radiator, tiled floor area, Worcester gas central heating boiler. UPVC framed double glazed windows overlooking private gardens to the side and the rear elevations. Panelled door through into:-



Utility Room

6'02" x 6'10" Timber worktop, plumbing for washing machine, wall storage cupboards, tiled floor area. Sealed unit double glazed Velux-style window, radiator. Timber panelled rear entrance door opening out to a paved courtyard / patio. Door with step up to:-





Two Piece Cloakroom

5'09" x 3'0" Two piece white suite incorporating low-level WC and wash basin, tongue and groove boarding to dado height, extractor, laminate wood floor.

First Floor Landing

2'08" x 9'10" Inset spot lighting to ceiling, display / storage shelves. Panelled doors leading from the landing and opening into:-

Bedroom One

14'06" x 18'02" into chimney breast recess with inbuilt wardrobe / storage cupboard. Feature cast-iron fireplace, inbuilt wardrobe / storage cupboard over the stairs, radiator, loft access point. UPVC framed double glazed window overlooking the rear garden.



Bedroom Two

13'0" x 8'04" UPVC framed double glazed window to the front elevation, radiator.



Bedroom Three

9'05" x 7'03" UPVC framed double glazed window to the front elevation, radiator.





Four Piece Bathroom

17'06" x 6'01" narrowing to the rear. Four-piece white suite incorporating free-standing rolled-top bath, wash basin set into attractive vanity-style unit, low-level WC and step in shower cubicle with chrome mixer rain shower fittings and sliding glazed screen over, tongue and groove boarding to two-third height, radiator, loft access point. UPVC framed frosted double glazed window to the front elevation and UPVC framed double glazed window overlooking the private side garden.

Outside

Mature gardens envelop the property to the front side and rear. Attractive enclosed paved forecourt with stone walling and wrought iron railings, wrought iron gate with steps ascending to the front elevation. An abundance of well-stocked flower / shrub beds with timber tiered shrub / vegetable beds and glazed greenhouse, paved walkways surrounding the property with stone steps with dry-stone dwarf walls and meandering gravelled pathways, mature trees and bushes add to the privacy, stone walling and timber fencing to the perimeter, timber summer-house with balustrade.



Substantial Workshop / Annexe

16'08" x 15'01" Substantial timber constructed workshop with power and lighting installed. Square pane double glazed windows to the front and side elevations, double opening timber doors to a further storage area / garage [8'04" x 16'01"] with double opening timber doors and double open gates beyond providing access from the rear of the property.



GROUND FLOOR
1073 sq ft (99.7 sq m) approx.

FIRST FLOOR
632 sq ft (58.7 sq m) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1,705 sq ft (158.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other feature are approximate and no responsibility is taken for any error or omission in the floorplan. The plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metaplan 12/02/25



Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 1,485 SqFt / 138 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

