



## BURNLEY ROAD, COLNE, BB8 8LA



**CLOSE TO AMENITIES, SCHOOLS & M65 MOTORWAY / ATTRACTIVE STONE-BUILT SEMI / REQUIRING REFURBISHMENT / EXCELLENT POTENTIAL** / Conveniently placed close to access onto the M65 motorway and within walking distance of schools and amenities. This stone-built semi-detached will benefit from a programme of refurbishment with an impressive reception room, two bedrooms, driveway, garage and private rear garden.



CLIFFORD SMITH  
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ALL UNDER ONE ROOF



The Property  
Ombudsman



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Conveniently placed within a short distance of access onto the M65 motorway, promoting complete freedom throughout the Northwest region. Located on the fringe of the popular market-town of Colne, close to local shopping amenities with regular bus routes almost on the doorstep, and a number of high schools nearby including Primet.

An opportunity to acquire this stone-built semi-detached property affording accommodation which will benefit from a comprehensive programme of refurbishment, with excellent potential therefore. The property benefits from the usual comforts installed, throughout an impressive reception room and two bedrooms, whilst a generous driveway provides off-road parking to an attached garage. There is a mature private garden to the rear of the property with an attractive open-outlook and solar panels currently generate a healthy income annually.

BRIEFLY COMPRISING:- OPEN PORCH, RECEPTION HALLWAY, GOOD SIZED RECEPTION ROOM, CONSERVATORY, KITCHEN, EXTENDED UTILITY & SHOWER ROOM, TWO BEDROOMS, BATHROOM WITH SEPARATE WC, DRIVEWAY TO ATTACHED GARAGE, ENCLOSED PRIVATE REAR GARDEN.

## The Accommodation Afforded is as follows:-

### Open Porch

1'09" x 5'11" Twin frosted glazed panelled door with glazed panels to side and over, opening into:-



### Conservatory

9'02" x 9'0" Sealed unit double glazed construction set onto dwarf walling. Stable style rear entrance door with glazed centre panel.

### Reception Hallway

13'0" x 9'06" Stairs ascending to the first floor level. Coved ceiling, fitted delft rack, radiator. Sealed unit frosted double glazed window. Panelled doors leading from the hallway and opening into:-



### Kitchen

8'05" x 9'05" 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, matching wall and base units, co-ordinating worktops and part-tiled walls, understairs storage cupboard, wall mounted gas fire. UPVC framed double glazed window overlooking the rear garden. Glazed panelled door to:-

### Reception Room One

18'0" x 12'03" into chimney breast recess. Feature tiled fireplace with matching inlay / hearth and inset open dog grate, Sealed unit double glazed bow-window to the front elevation with upper frosted lights, three radiators. Glazed panelled door with glazed panels to either side and opening into:-







### Utility Room

**9'08" x 10'07"** Stainless steel sink unit with cupboards under, tiled floor area, radiator. Sealed unit frosted double glazed window to side elevation and UPVC rear entrance door with frosted double glazed centre panel, door to garage and access to:-

### Shower Room

**3'02" x 5'02"** Three piece suite incorporating wash basin, low-level WC and step in shower tray with electric shower fittings and tiled area over, tiled walls.

### First Floor Landing

**3'04" x 9'06"** Sealed unit frosted double glazed window to the side elevation. Doors from the landing and opening into:-



### Bedroom One

**18'01" x 12'05"** Comprehensive range of fitted wardrobes, two radiators. Sealed unit double glazed bow-window to the front elevation and UPVC framed double glazed window to the rear elevation.

### Bedroom Two

**13'06" x 9'05"** maximum. Sealed unit double glazed window to the front and side elevations, radiator, range of fitted wardrobes and cupboards.



### Bathroom

**5'03" x 7'0"** Two piece white suite incorporating panelled bath and pedestal wash basin, radiator, inbuilt storage / airing cupboard. Sealed unit frosted double glazed window.

### Separate WC

**5'01" x 3'05"** Low level WC with overhead cistern. Sealed unit frosted double glazed window.

### Outside

Dwarf brick walling to the front, generous driveway providing off-road parking with flower / shrub bed, attached garage [15'05" x 10'05"] having remote control roller-shutter door, power and lighting installed. Two sealed unit frosted double glazed windows, internal door to utility room. Private enclosed garden to the rear with timber fencing to the perimeter.



**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : D**

**Approximate Square Footage : 1,207 SqFt / 112 SqM**

### Services :

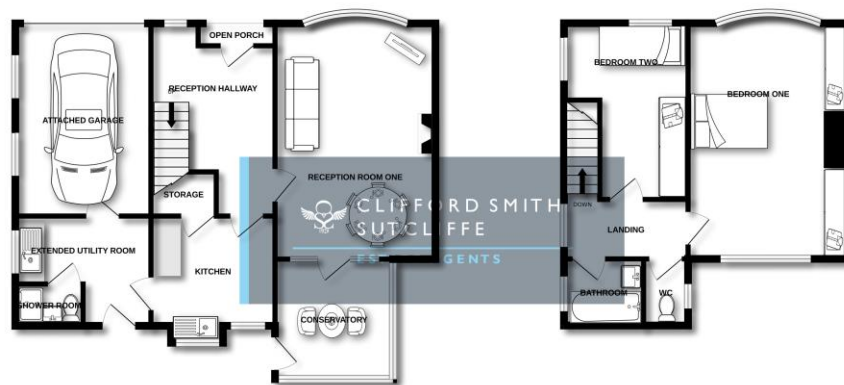
Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.

GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.

FIRST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1207 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above, 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 for any prospective purchase. 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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