



BENTHAM AVENUE, BURNLEY, BB10 1XZ

[NO CHAIN]



GENEROUS CORNER PLOT / FABULOUS GARDENS TO REAR / POPULAR SECLUDED DEVELOPMENT / EXCELLENT FURTHER POTENTIAL / Occupying a generous corner plot on this attractive development of Russell-built bungalows and affording well-planned, versatile accommodation to suit couples and downsizers alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying a generous corner-plot position within this attractive development of similar Russell-built bungalows. Located just-off the leafy tree-lined Casterton Avenue, within close proximity of the General Hospital and Lanehead amenities, with regular bus routes into Burnley town centre. Only a short distance from the Prairie Sports Village and Reedley Marina, with access onto the M65 motorway within a few minutes' drive.

A brick-built semi-detached property affording accommodation which will most likely appeal to couples and those seeking to downsize. The well-planned, versatile interior benefits from the usual comforts installed, maintained throughout and yet providing a blank canvas to make your own. A neat garden to the front adds kerb appeal, a driveway provides private off-road parking for more than one car and a fabulous sized mature garden to the rear of the property will have to be seen to be appreciated.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, DINING KITCHEN, TWO DOUBLE SIZED BEDROOMS, MODERN TWO-PIECE SHOWER ROOM WITH SEPARATE WC, GARDEN TO FRONT, PRIVATE DRIVEWAY TO SIDE, FABULOUS MATURE GARDENS TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Doors

Having frosted double glazed centre panels and opening into:-

Entrance Porch

2'0" x 3'11" Frosted glazed panelled door with leaded glazed panels to side and over, opening into:-

Reception Hallway

L-shaped. Coved ceiling with loft access point, radiator, Karndean-style floor area, inbuilt storage cupboard. Gloss panelled doors leading from the hallway and opening into:-

WC

2'09" x 5'03" Low-level WC. UPVC framed frosted double glazed window to the side elevation.



Reception Room One

13'07" x 11'01" into chimney breast recess. Feature polished wood fireplace with tiled inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator. UPVC framed double glazed bow-window affording an elevated outlook to the front elevation.



Dining Kitchen

12'05" x 12'05" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops, space for tall fridge freezer, electric cooker point, radiator, inbuilt storage cupboards one of which housing modern gas combination boiler. UPVC framed double glazed window to the side elevation and UPVC framed double glazed window overlooking the rear garden. Rear entrance door.





Bedroom One

14'01" x 10'07" UPVC framed double glazed window affording an elevated outlook to the front elevation, radiator.



Bedroom Two

10'1" x 10'08" UPVC framed double glazed window overlooking the rear garden, radiator.

Two Piece Shower Room

5'02" x 7'07" Two piece white suite incorporating pedestal wash basin and corner glazed shower cubicle with electric shower fittings and tiled area over, half tiled walls, chrome heated towel rail, inbuilt storage cupboard. UPVC framed frosted double glazed window.



Outside

Dwarf brick walling to the front and garden with lawn, chipped bark beds and mature shrubs. Driveway providing off-road parking for more than one vehicle to the side of the property and opening into a fabulous mature garden at the rear laid mainly to lawn with flower / shrub beds, fish pond, timber summer house and timber fencing to the perimeter.



Tenure : Freehold

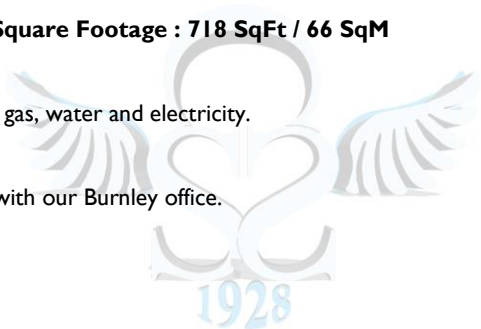
Energy Performance Certificate Rating : TBC

Council Tax Band : C

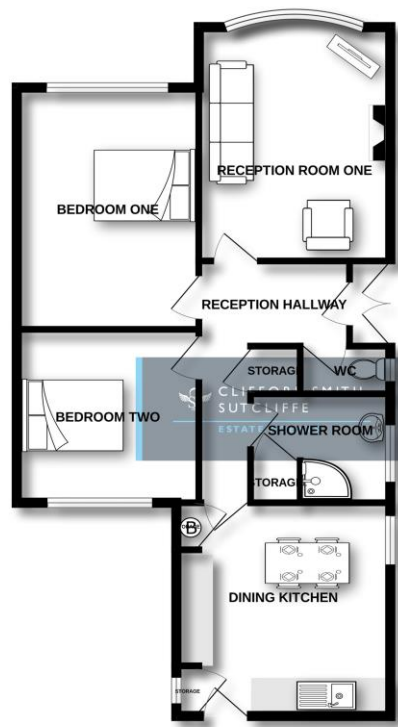
Approximate Square Footage : 718 SqFt / 66 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA: 718 sq.ft. (66.7 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.

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