



COLNE ROAD, BURNLEY, BB10 1EL



SUBSTANTIAL STONE-BUILT TERRACE / WELL MODERNISED THROUGHOUT / ACCOMMODATION OVER FOUR FLOORS / Positioned in the last of the stone-built terraces from town, close to the General Hospital and with excellent bus routes into Burnley. This mid-terrace property affords four-bedroom, family sized accommodation which has been tastefully modernised throughout.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



APPROVED CODE
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Positioned in the last of the stone-built terraces, located in the popular Queensgate area of town. Ideally placed within close proximity of the General Hospital and within walking distance of the Prairie Sports Village, with excellent mainline bus routes almost immediately on the doorstep and Burnley town centre within easy reach. Only a few minutes' drive from access onto the Barrowford bypass and the M65 motorway, promoting complete freedom throughout the Northwest region.

A substantial mid bay-terrace property affording accommodation which has undergone a programme of modernisation to the credit of the existing vendors. The property boasts accommodation over four floors with two generous sized separate reception rooms and four well-proportioned, double-sized bedrooms. There is a good-sized kitchen with access to a useful basement, and a family-sized four-piece bathroom to the first floor. A neat forecourt adds kerb appeal and an enclosed yard with store / WC are further features.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO GENEROUS RECEPTION ROOMS, KITCHEN, USEFUL BASEMENT, THREE DOUBLE BEDROOMS TO THE FIRST FLOOR WITH FOUR PIECE FAMILY BATHROOM, FURTHER FOURTH BEDROOM TO SECOND FLOOR. NEAT FORECOURT, ENCLOSED YARD WITH STORE / WC. VIEWING HIGHLY RECOMMENDED.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Reception Hallway

17'06" x 3'07" Stairs ascending to the first floor level, coved ceiling, laminate wood floor, coved ceiling. Gloss-panelled doors from the hallway and opening into:-



Reception Room One

12'0" x 12'08" into chimney breast recess with inbuilt meter cupboard. Coved ceiling, laminate wood floor, radiator. UPVC framed double glazed bay-window to the front elevation.



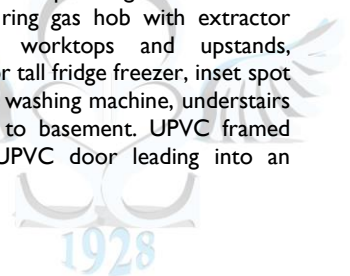
Reception Room Two

15'03" x 13'04" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, laminate wood floor, coved ceiling, radiator. UPVC framed double glazed window to the rear elevation. Gloss panelled door to:-



Kitchen

12'08" x 8'05" into chimney breast recess. Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel double oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops and upstands, integrated dishwasher, space for tall fridge freezer, inset spot lighting to ceiling, plumbing for washing machine, understairs access with steps descending to basement. UPVC framed double glazed window and UPVC door leading into an enclosed rear yard.



First Floor Landing

15'02" x 5'06" Return spindle balustrade, stairs to attic / bedroom four with understairs storage cupboard. Gloss panelled doors leading from landing and opening into:-



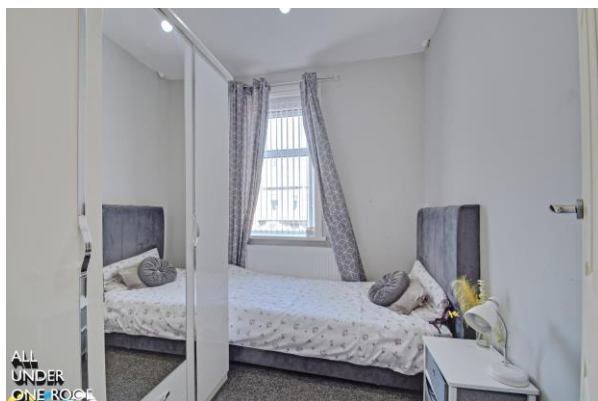
Bedroom One

15'04" x 10'09" into chimney breast recess. UPVC framed double glazed window, radiator.



Bedroom Two

12'01" x 9'05" into chimney breast recess with inbuilt wardrobes / storage cupboards. UPVC framed double glazed bay-window to the front elevation, radiator.



Bedroom Three

8'11" x 7'01" UPVC framed double glazed window to the front elevation, radiator.



Four Piece Bathroom

10'07" x 8'05" Four piece white suite incorporating panelled bath, low-level WC, wash basin set into vanity style unit and shower tray with chrome mixer shower fittings, tiled area and glazed screen over, inbuilt storage cupboard housing Worcester gas combination boiler, extractor, chrome heated towel rail, inset spot lighting to ceiling. UPVC framed frosted double glazed window.



Bedroom Four

12'02" x 16'09" Return spindle balustrade, eaves storage recesses, inbuilt wardrobes / storage cupboards, radiator. Sealed unit double glazed Velux-style window.

Outside

Neat forecourt with dwarf stone walling and wrought iron railings, enclosed yard to the rear with inbuilt store and WC.

Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : A

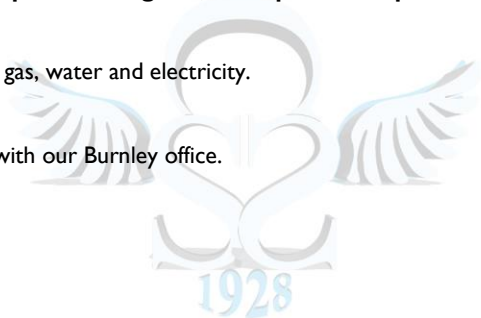
Approximate Square Footage : 1,585 SqFt / 147 SqM

Services :

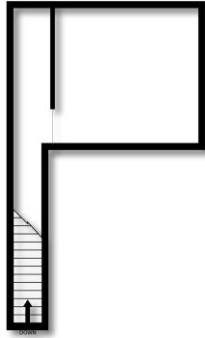
Mains supplies of gas, water and electricity.

Viewing :

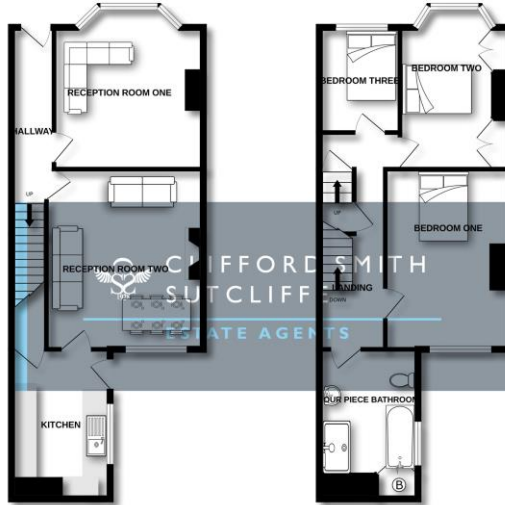
By appointment with our Burnley office.



BASEMENT
241 sq.ft. (22.4 sq.m.) approx.



GROUND FLOOR
548 sq.ft. (50.7 sq.m.) approx.



FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



SECOND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



FOUR BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA: 1585 sq.ft. (147.3 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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