



## EDGE END AVENUE, BRIERFIELD, BB9 0PN



**GENEROUS SIZED PLOT WITH FABULOUS GARDENS / FAMILY SIZED SEMI DETACHED HOME / EXCELLENT FURTHER POTENTIAL** / Occupying a generous sized plot within this secluded avenue, this substantial semi-detached property affords family sized accommodation with excellent further potential.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



The Property  
Ombudsman



APPROVED CODE  
Trading Standards UK

rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: [EstateAgents@cliffordsmithsutcliffe.net](mailto:EstateAgents@cliffordsmithsutcliffe.net)



Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.



Occupying a generous-sized plot within this secluded avenue of varying sized and style property. Located towards the outskirts of town, close to open countryside and Nelson Golf Club, yet within easy reach of local shopping amenities. Only a short distance on foot from local schools, including the Marden Heights Community College and within a few minutes' drive of access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A substantial semi-detached home affording generous accommodation which will appeal to the growing family. The property benefits from the usual comforts throughout well-proportioned reception spaces and three bedrooms, and where further potential exists. A private driveway to attached garage, and fabulous sized private rear gardens are further features. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO GOOD-SIZED RECEPTION ROOMS, KITCHEN, CONSERVATORY, THREE BEDROOMS, BATHROOM AND SEPARATE WC, PRIVATE GARDEN TO FRONT, DRIVEWAY TO ATTACHED GARAGE, ENVIABLE SIZED PRIVATE REAR GARDEN.

## The Accommodation Afforded is as follows:-

### Modern Composite Entrance Door

Having twin frosted double glazed panels to centre and frosted double glazed panel to the side, opening into:-

### Reception Hallway

15'09" x 6'0" Stairs to first floor level, understairs storage cupboard, coved ceiling, radiator. Square pane glazed panelled doors leading from the landing and opening into:-



### Reception Room Two

12'0" x 10'04" Coved ceiling, radiator. Square pane glazed panelled door to kitchen and UPVC framed double glazed sliding patio-style doors opening into:-



### Conservatory

9'0" x 8'05" UPVC framed double glazed construction set onto dwarf walling, tiled floor area. UPVC door with full length double glazed centre panel opening into the rear garden.

### Reception Room One

13'02" x 13'02" into chimney breast recess. Featured tiled fireplace with stone mantle and cast-iron coal-effect gas stove set onto tiled hearth, coved ceiling, wall light points, radiator. UPVC framed double glazed window to the front elevation. Opening through into:-





### Kitchen

**9'06" x 8'07"** Modern 1 ½ bowl composite sink unit and drainer with cupboards under, matching range of wall and base units incorporating stainless steel oven / grill and four ring ceramic hob with extractor hood over, co-ordinating worktops extending to breakfast bar and part-tiled walls, radiator, boarded ceiling with inset spot lighting, radiator, understairs storage cupboard / pantry. UPVC framed double glazed window to side elevation and UPVC framed double glazed window overlooking the rear garden. Square pane glazed panelled door returning to hallway and internal door to garage.



### First Floor Landing

**10'08" x 6'04"** Coved ceiling with access to boarded loft storage area via pull-down ladder, power, lighting and sealed unit double glazed Velux-style window. UPVC framed double glazed window to the side elevation, inbuilt storage cupboard with louvre doors. Doors leading from landing into:-



### Bedroom One

**13'03" x 12'09"** Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



### Bedroom Two

**12'01" x 10'05"** plus door recess. Range of inbuilt wardrobes / cupboards, coved ceiling radiator. UPVC framed double glazed window overlooking the rear garden.





### Bedroom Three

**9'08" x 6'04"** UPVC framed double glazed window to the front elevation, radiator.



### Bathroom

**5'05" x 5'07"** Two piece white suite incorporating panelled bath with chrome mixer rain shower fittings, tiled area and folding glazed screen over, pedestal wash basin, fully tiled walls and floor, radiator, inset spot lighting to ceiling. UPVC framed double glazed window to the front elevation.

### Separate WC

**5'05" x 2'07"** Low level WC, fully tiled walls and floor, inset spot lighting to ceiling. UPVC framed frosted double glazed window to the side.

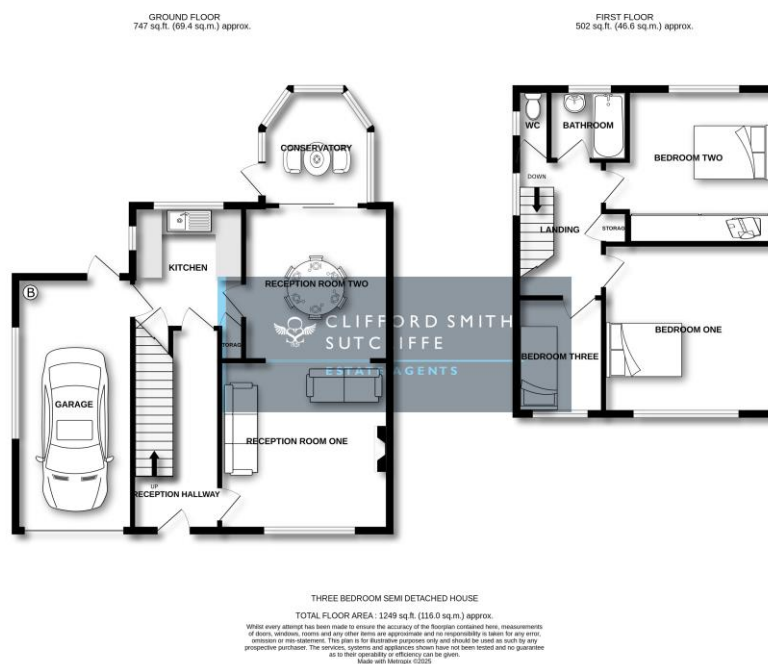


### Outside

Private low maintenance garden to the front with raised flower / shrub bed, gravelled areas and screened by mature conifer hedges. Wrought iron gates opening onto a private driveway and leading to an attached garage [19'08" x 9'01"] having remote control roller-shutter door with power and lighting installed, plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler. UPVC framed double glazed window and UPVC door opening to the rear, internal door to kitchen.

Fabulous gardens to the rear with mature flower / shrub borders, paved patio area and level lawn extending to vegetable garden at the foot. Screened by mature trees, bushes and timber perimeter fencing.





**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 1,249 SqFt / 116 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

