



LAURIER ROAD, BURNLEY, BB10 1XY



ALL
UNDER
ONE ROOF

ELEVATED CORNER PLOT / JUST-OFF LEAFY CASTERTON AVENUE / VERSATILE THREE-BEDROOM BUNGALOW / DRIVEWAY & GARAGE / Occupying an elevated position on this attractive Russell built development and affording bright, versatile living accommodation which will most likely appeal to couples and those seeking to downsize.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying an elevated 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 bungalow affording accommodation which will most likely appeal to couples and those seeking to downsize. The bright, versatile interior benefits from the usual comforts installed throughout and yet providing a blank canvas to make your own. A landscaped garden envelops the property to the front and side, with private driveway to a detached garage. A private enclosed rear garden adds to the appeal.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, KITCHEN, CONSERVATORY, THREE BEDROOMS ONE OF WHICH COULD ALSO BE A SECOND RECEPTION ROOM, BATHROOM WITH SHOWER AND SEPARATE WC, LANDSCAPED GARDENS TO FRONT AND SIDE, DRIVEWAY TO DETACHED GARAGE, PRIVATE ENCLOSED REAR GARDEN.

The Accommodation Afforded is as follows:-

Double Opening Arched Double Glazed Entrance Doors

Entrance Porch

2'0" x 4'0" Glazed panelled door with leaded glazed panels to side and over, opening into:-



Reception Hallway

L-shaped. Coved ceiling, inbuilt meter cupboard and storage cupboard, radiator. Gloss panelled doors from the hallway and opening into:-



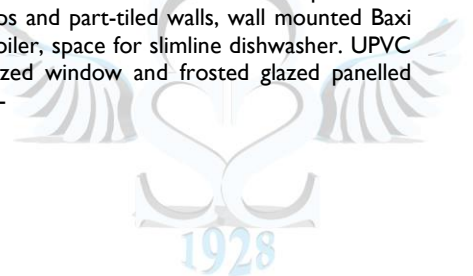
Reception Room One

13'02" x 11'07" into chimney breast recess. Feature marble fireplace with matching 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 and UPVC framed double glazed window to the side elevation.



Kitchen

11'09" x 8'04" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, space for slot in electric cooker with cooker point, co-ordinating worktops and part-tiled walls, wall mounted Baxi gas combination boiler, space for slimline dishwasher. UPVC framed double glazed window and frosted glazed panelled door opening into:-





Conservatory

6'11" x 9'03" UPVC framed double glazed construction set onto dwarf walling, radiator, plumbing for washing machine and vent for tumble dryer. UPVC door with full length double glazed centre panel leading into the rear garden.



Bedroom One

14'01" x 10'06" Range of inbuilt wardrobes with dressing table unit, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

10'10" x 11'0" Inbuilt wardrobes, radiator. UPVC framed double glazed window overlooking the rear garden.



Bedroom Three

11'10" x 10'06" incorporating recess. UPVC framed double glazed window overlooking the rear garden and UPVC double glazed window to the side, coved ceiling, radiator.



Bathroom

5'07" x 9'01" Three piece white suite incorporating panelled bath, pedestal wash basin and step in shower tray with chrome mixer shower fittings and sliding glazed door, fully tiled walls, radiator. UPVC framed frosted double glazed window.

Separate WC

2'08" x 5'05" Low level WC, radiator. UPVC framed frosted double glazed window.





Outside

Dwarf brick walling to the front and wrought iron gate leading with paved steps to the front, mature landscaped gardens to the front, private driveway to a detached garage [20'01" x 12'0"] Having remote up-and-over door, power and lighting installed, glazed side window, door to the rear. Gated access to the side and opening into a private enclosed garden laid mainly to paving with flower / shrub borders and timber perimeter fencing.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 884 SqFt / 82.1 SqM

Services :

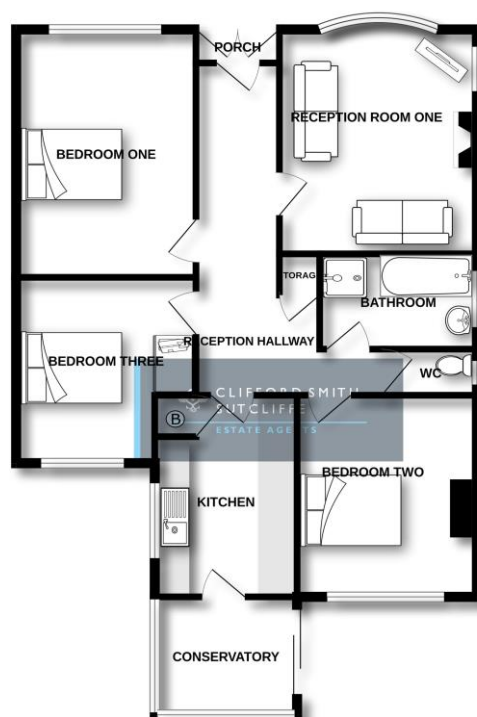
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA: 884 sq.ft. (82.1 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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