



FIFTH AVENUE, BURNLEY, BB10 1YA

[NO CHAIN]



ENVIABLE SIZED PLOT / ATTRACTIVE DEVELOPMENT OF BUNGALOWS / GENEROUS THREE-BEDROOM ACCOMMODATION / Located just-off the leafy Casterton Avenue close to the General Hospital, this semi-detached bungalow affords generous, three-bedroom accommodation where excellent further potential exists.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Ombudsman



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Occupying an enviable sized 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 generous, three-bedroom accommodation which will most likely appeal to growing families. The property boasts the usual comforts throughout well-proportioned reception spaces and three bedrooms, where excellent further potential now exists to make your own. A long private driveway provides off-road parking for several vehicles and leads to a substantial detached garage / workshop, whilst a long private garden to the rear has to be seen to be appreciated.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE LOUNGE WITH PRIVATE OUTLOOK, DINING KITCHEN, THREE BEDROOMS, BATHROOM WITH SEPARATE WC, ENCLOSED LAWNED GARDEN TO THE FRONT, LONG DRIVEWAY PROVIDING OFF-ROAD PARKING TO DETACHED GARAGE, FURTHER GARDEN SHED / WORKSHOP, PRIVATE GARDENS EXTENDING BEYOND TO THE REAR.

The Accommodation Afforded is as follows:-

Double Opening Arched Double Glazed Doors

Entrance Porch

1'07" x 3'11" Quarry tiled floor area. Frosted glazed panelled door with leaded glazed panels to side and over, opening into:-

Reception Hallway

L-shaped. Coved ceiling, access via pull-down ladder to boarded loft storage area with lighting installed, inbuilt storage cupboard, meter cupboard, two radiators, wall light point. UPVC door with double glazed panel leading to the side / rear. Panelled doors from the hallway and opening into:-



Reception Room One

12'10" x 11'01" into chimney breast recess. Polished wood fireplace with cast iron multi-fuel stove set onto stone hearth, coved ceiling, two radiators, wall light points. UPVC framed double glazed bow-windows affording an elevated outlook to the front elevation.



Dining Kitchen

12'01" x 11'03" 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel oven / grill and four ring gas hob with concealed extractor canopy over, co-ordinating worktops and part-tiled walls, space for tall fridge freezer, plumbing for washing machine, space for tumble dryer, radiator, coved ceiling. UPVC framed double glazed window overlooking the rear garden and UPVC framed double glazed window to the side elevation.





Bedroom One

13'11" x 10'06" UPVC framed double glazed window to the front elevation, coved ceiling, two radiators.



Bedroom Two

10'04" x 10'05" Coved ceiling, radiator. UPVC framed double glazed window to the rear elevation.



Bedroom Three

10'0" x 7'10" Coved ceiling, radiator. UPVC framed double glazed window to the side elevation.



Bathroom

5'04" x 7'08" Two piece white suite incorporating panelled bath with electric shower fittings and tiled area over, pedestal wash basin, inbuilt storage cupboard, half tiled walls, coved ceiling. UPVC framed frosted double glazed window.

Separate WC

2'07" x 5'03" Low-level WC. UPVC framed frosted double glazed window.



Outside

Dwarf brick walling to the front and good-sized lawned garden screened by mature privet hedging. Private driveway providing off-road parking for several vehicles and leading to a detached garage with further garden shed / workshop beyond. Private enclosed garden to the rear laid to a lawn and extending beyond to the rear with mature trees, bushes and timber perimeter fencing.

Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

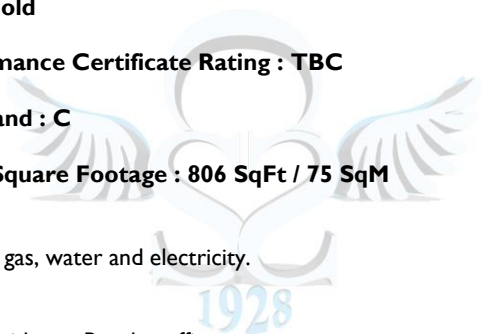
Approximate Square Footage : 806 SqFt / 75 SqM

Services :

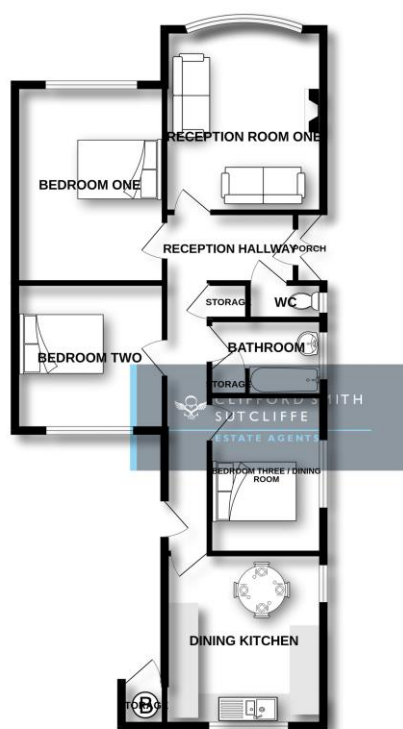
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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