



CARTER AVENUE, HAPTON, BB11 5RG



SECLUDED AVENUE OF SIMILAR PROPERTY / FABULOUS OUTLOOK TOWARDS HAPTON MOOR / GENEROUS, WELL PRESENTED FAMILY HOME / Occupying a choice position within this secluded avenue and affording an open outlook over parkland and the surrounding countryside of Hapton Moor beyond at the rear. This semi-detached property affords well-planned accommodation to suit the growing family.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: 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 choice position within this secluded avenue of similar styled property and affording an open outlook over parkland and the surrounding countryside of Hapton Moor beyond at the rear. Ideally placed within walking distance of village amenities, with regular bus routes and rail links to the surrounding area, Only a short distance by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An ex-local authority semi-detached property affording well-planned living accommodation which will appeal to the growing family. There are two generously proportioned reception spaces at ground floor level, maintained to a good standard and with both gas central heating and UPVC double glazing installed. Three double-sized bedrooms to the first floor add to the appeal with a four-piece wet room, whilst mature lawned gardens a private driveway are further features. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO RECEPTION ROOMS, BREAKFAST KITCHEN, SEPARATE UTILITY AREA WITH WC, THREE DOUBLE-SIZED BEDROOMS, FOUR PIECE WET ROOM, LAWNED GARDEN TO FRONT, DRIVEWAY PROVIDING OFF-ROAD PARKING, PRIVATE ENCLOSED LAWNED GARDEN TO THE REAR, USEFUL GARDEN STORES.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having half moon frosted double glazed centre panel and opening into:-

Entrance Porch

3'09" x 4'04" UPVC framed double glazed window to the side elevation. Colour leaded glazed panelled door opening into:-

Reception Hallway

5'07" x 13'0" Stairs with half landing ascending to the first floor level with understairs storage cupboard, dado rail, radiator. UPVC framed double glazed window to the side and to the rear elevation. Twin glazed panelled doors leading from hallway and opening into:-

Reception Room One

9'11" x 14'01" Polished wood fireplace with marble inlay / hearth and inset electric fire, dado rail, radiator. UPVC framed double glazed bay-window to the front elevation. Opening through into:-



Reception Room Two

13'05" x 9'08" into chimney breast recess. Dado rail, radiator. UPVC framed double glazed window to the front elevation. Twin glazed panelled door returning to reception hallway and opening through into:-

Kitchen

8'04" x 13'11" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, co-ordinating worktops extending to provide breakfast bar and part-tiled walls, electric cooker point, space for tall fridge freezer. UPVC framed double glazed window and UPVC framed double glazed French-style doors opening out into the rear garden. Access to:-



Utility Recess

3'04" x 2'11" Plumbing for washing machine. Access to:-

WC

4'06" x 2'08" Low level WC.

First Floor Landing

3'01" x 11'04" Dado rail, radiator, inbuilt storage cupboard housing modern gas combination boiler. Doors leading from landing and into:-



Bedroom One

10'02" x 11'07" Inbuilt storage cupboard / wardrobe, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

10'02" x 11'06" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



Bedroom Three

11'08" x 8'08" UPVC framed double glazed window affording an open outlook to the rear elevation, radiator.



Four Piece Wet-Room

Four piece white suite incorporating panelled bath, pedestal wash basin, low-level WC and chrome mixer shower fittings, fully tiled walls, inset spot lighting to ceiling with extractor, radiator. Two UPVC framed frosted double glazed windows.



Outside

Lawned garden to front with mature trees, shrubs and timber fencing to the perimeter, paved driveway providing off-road parking. Access to the side and leading to a private enclosed rear garden laid mainly to lawn with paved patio area, two useful brick built stores [10'01" x 5'0"] and [2'09" x 5'01"], mature trees, shrubs and timber perimeter fencing.

Tenure : Freehold

Energy Performance Certificate Rating : D

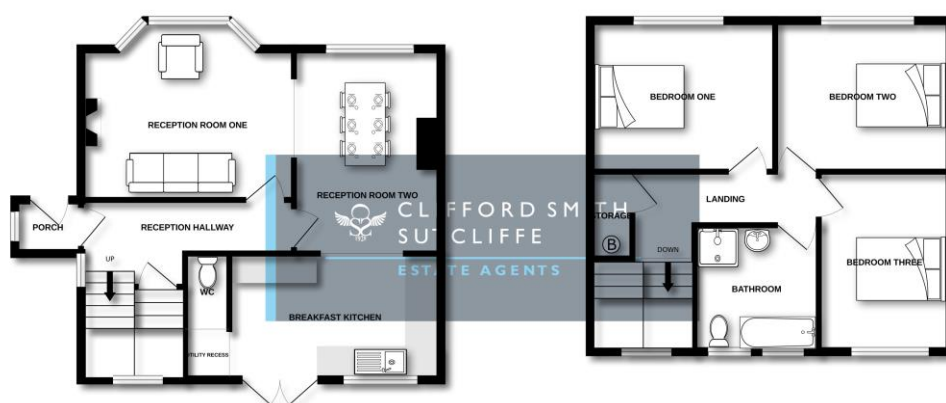
Council Tax Band :

Approximate Square Footage : 1,052 SqFt / 98 SqM

1928

GROUND FLOOR
537 sq.ft. (49.8 sq.m.) approx.

FIRST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1052 sq.ft. (97.7 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.
Made with Metropix ©2025



Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

