



## LYDGATE, BURNLEY, BB10 2DU

[NO CHAIN]



**CHOICE CUL-DE-SAC POSITION / POPULAR RESIDENTIAL DEVELOPMENT / WELL-PLANNED ACCOMMODATION / IDEAL FAMILY HOME** / Occupying an elevated position at the foot of this tree-lined cul-de-sac, affording well-planned accommodation which will appeal to the growing family.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



The Property  
Ombudsman



CTSI  
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 choice position at the foot of a quiet, tree-lined cul-de-sac on this popular residential development. Well placed within walking distance of all the amenities of Harle Syke village, with regular bus routes into Burnley town centre from nearby Briercliffe Road, and local primary schools including St James CofE School.

An opportunity to acquire this brick-built semi-detached property, affording an elevated position and constructed with an attractive Georgian-façade. The property offers well-planned living accommodation, with an attractively proportioned reception room, dining kitchen and three bedrooms, which will appeal to the growing family. Externally a neat lawned garden adds kerb appeal to the front, a long tarmacadam driveway provides off-road parking to a detached garage, and an enclosed tiered garden to the rear offers further potential.

**BRIEFLY COMPRISING:-** ENTRANCE HALLWAY, ATTRACTIVE-SIZED RECEPTION ROOM, DINING KITCHEN, CONSERVATORY, THREE BEDROOMS, BATHROOM, LAWNED GARDEN TO FRONT, TARMACADAM DRIVEWAY TO DETACHED GARAGE, ENCLOSED TIERED GARDEN TO THE REAR.

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having colour leaded double glazed centre panel and opening into:-

### Entrance Hallway

Stairs ascending to the first floor level, inbuilt meter cupboard. UPVC framed double glazed window to the side elevation. Gloss-panelled door to:-

### Reception Room One

**14'10" x 11'03"** Coved ceiling, laminate wood floor. UPVC framed double glazed bay-window affording an elevated outlook over the cul-de-sac. Gloss-panelled door to:-



### Dining Kitchen

**8'07" x 16'0"** Stainless steel sink unit and drainer with cupboards under, comprehensive range of wall and base units incorporating stainless steel oven / grill and four ring gas hob with stainless steel extractor canopy over, co-ordinating worktops and part-tiled walls, plumbing for washing machine, understairs storage cupboard. UPVC framed double glazed window and UPVC door with double glazed centre panel. UPVC double glazed sliding patio-style doors opening into:-







### Conservatory

8'11" x 9'08" UPVC framed double glazed construction, radiator. UPVC door with double glazed centre panel.

### First Floor Landing

Return balustrade, loft access point, inbuilt storage cupboard housing gas combination boiler. UPVC framed double glazed window to the side elevation. Gloss-panelled doors to:-



### Bedroom One

11'06" x 9'09" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



### Bedroom Two

12'01" x 9'09" Range of fitted wardrobes with sliding doors, radiator. UPVC framed double glazed window to the rear elevation.



### Bedroom Three

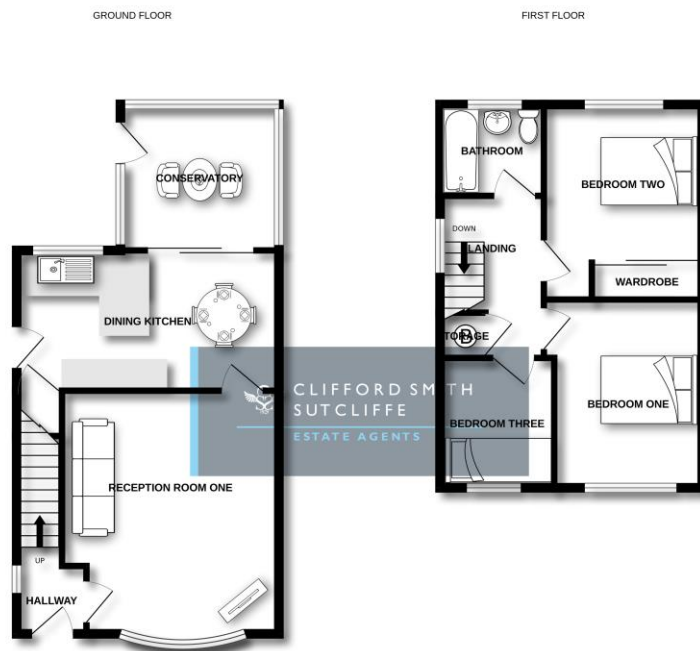
7'01" x 6'07" UPVC framed double glazed window to the front elevation, radiator.



### Bathroom

5'07" x 6'0" Three piece white suite incorporating panelled bath with mixer shower fittings and tiled area over, pedestal wash basin and low-level WC, part-tiled walls, radiator, extractor. UPVC framed frosted double glazed window.





THREE BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metreplan (2023)



### Outside

Lawned garden to front with mature conifer border, tarmacadam driveway providing off-road parking for more than one vehicle through timber opening gates and leading to a detached garage having up-and-over door. Tiered rear garden laid mainly to paved patio area, artificial lawn and mature shrub beds, screened by timber fencing to the perimeter.

**Tenure : Freehold**

**Energy Performance Certificate Rating : D**

**Council Tax Band : C**

**Approximate Square Footage : 753 SqFt / 70 SqM**

### Services :

Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.

