



SUNDERLAND STREET, ROSEGROVE, BB12 6JP



CLOSE TO HEART OF ROSEGROVE / ATTRACTIVE MID-TERRACE HOUSE / ENCLOSED YARD TO REAR / Positioned within a terrace of similar property, ideally placed for Rosegrove amenities, bus and rail links. An attractively presented property to suit first time buyers and couples alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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



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Positioned within a terrace of similar property located close to the heart of Rosegrove including shopping parade with bus routes into town and rail links offering connections to the wider area.

A stone built mid terrace affording accommodation which will appeal to first time buyers and couples alike. The attractively presented interior benefits from the usual comforts throughout ample reception spaces and two nicely proportioned bedrooms. A neat, private enclosed rear yard is a further feature and a sought after outside space.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, ATTRACTIVE LOUNGE, DINING KITCHEN, TWO NICELY PROPORTIONED BEDROOMS, BATHROOM, ATTRACTIVE ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Vestibule

3'05" x 3'0" Coved ceiling. Gloss-panelled door to:-



Reception Room One

13'04" x 13'04" into chimney breast recess. Inbuilt meter / storage cupboard, coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Panelled doors leading with stairs ascending to the first floor level and opening into:- 2'05"



Dining Kitchen

10'0" x 13'03" 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 ceramic hob with extractor canopy over, co-ordinating worktops and part-tiled walls, space for tall fridge freezer, plumbing for washing machine, wall mounted Worcester gas combination boiler, radiator, understairs storage cupboard. UPVC framed double glazed window and UPVC door opening into a neat enclosed rear yard.

First Floor Landing

5'05" x 8'10" Loft access point. Gloss panelled doors from the landing and into:-





Bedroom One

13'06" x 13'02" into chimney breast recess. UPVC framed double glazed window to the front elevation.



Bedroom Two

9'10" x 7'0" UPVC framed double glazed window to the rear elevation, radiator, inbuilt storage cupboard.



Bathroom

7'0" x 5'09" Three piece white suite incorporating panelled bath with chrome mixer shower fittings and tiled area over, pedestal wash basin and low-level WC, extractor, radiator. UPVC framed frosted double glazed window.



Outside

Attractive enclosed yard to the rear.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : A

Approximate Square Footage : 699 SqFt / 65 SqM

Services :

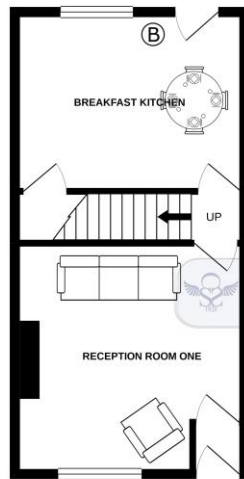
Mains supplies of gas, water and electricity.

Viewing :

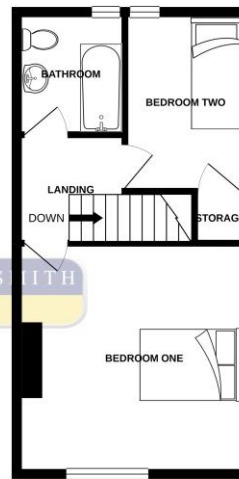
By appointment with our Burnley office.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, capacities and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The location, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency in the plan.

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