



## BRUNSHAW ROAD, BURNLEY, BB10 4HS



**HIGHLY DESIRABLE LOCATION / CLOSE TO CLIVIGER BORDER / EXCELLENT FURTHER POTENTIAL** / Positioned a stones-throw from the Cliviger border, within walking distance of Pike Hill amenities, an opportunity to acquire this attractive brick-built semi affording accommodation to suit the growing family.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



The Property  
Ombudsman



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Occupying a highly desirable position, a stones-throw from the Cliviger border and yet within a short walk of Pike Hill shopping parade, with regular bus routes into town. Well placed for the fabulous Cliviger valley countryside and also Towneley Parkland.

An opportunity to acquire this attractive brick-built semi-detached property affording accommodation which will most likely appeal to a growing family. Whilst the property benefits from the usual comforts, a further programme of refurbishment will most likely be considered appropriate, with excellent potential to create a highly desirable home.

BRIEFLY COMPRISING:- OPEN PORCH, RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, TWO RECEPTION ROOMS, KITCHEN, SEPARATE UTILITY, THREE BEDROOMS, FOUR PIECE BATHROOM, LOW-MAINTENANCE GARDEN TO FRONT, PAVED DRIVEWAY EXTENDING TO SIDE, DETACHED GARAGE, ENCLOSED TIERED GARDEN TO THE REAR.

## The Accommodation Afforded is as follows:-

### Open Porch

**1'09" x 6'09"** UPVC entrance door having twin colour leaded frosted double glazed centre panels and opening into:-

### Reception Hallway

**12'08" x 6'09"** Stairs to the first floor level, coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Understairs access to:-

### Two Piece Cloakroom

**5'0" x 2'07"** Two piece white suite incorporating low-level WC and corner wash hand basin with tiled splashbacks, inset spot lighting to ceiling. UPVC framed frosted double glazed window.



### Reception Room One

**11'01" x 12'0"** into chimney breast recess. Feature polished wood fireplace with marble inlay / hearth, coved ceiling, wall light points, radiator. UPVC framed double glazed bow-window to the front elevation.



### Reception Room Two

**12'05" x 12'01"** into chimney breast recess. Feature dressed stone fireplace with inset open dog grate, coved ceiling, radiator. UPVC framed double glazed window overlooking the rear garden.



### Kitchen

**8'10" x 6'08"** 1 ½ bowl stainless steel sink unit and drainer with cupboards under set into UPVC framed double glazed square bay window, concealed Worcester gas combination boiler. Matching range of wall and base units incorporating oven / grill and four ring gas hob with concealed extractor hood over, co-ordinating worktops and part-tiled walls, radiator. UPVC door opening into:-







### Utility Room

**8'01" x 7'02"** Fitted worktop with base units, plumbing for washing machine, inset spot lighting to ceiling. UPVC framed double glazed window, twin double glazed panelled door to side and stable-style door opening into the rear garden.

### First Floor Landing

**9'03" x 6'09"** Return balustrade, coved ceiling with loft access point. UPVC framed double glazed window to the side elevation. Doors from the landing and into:-



### Bedroom One

**12'06" x 12'02"** into chimney breast recess. Picture rail, radiator. UPVC framed double glazed window to the rear elevation.



### Bedroom Two

**11'03" x 11'0"** into chimney breast recess. Coved ceiling, radiator. UPVC framed double glazed bow-window to the front elevation.

### Bedroom Three

**7'01" x 6'09"** Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



### Four Piece Bathroom

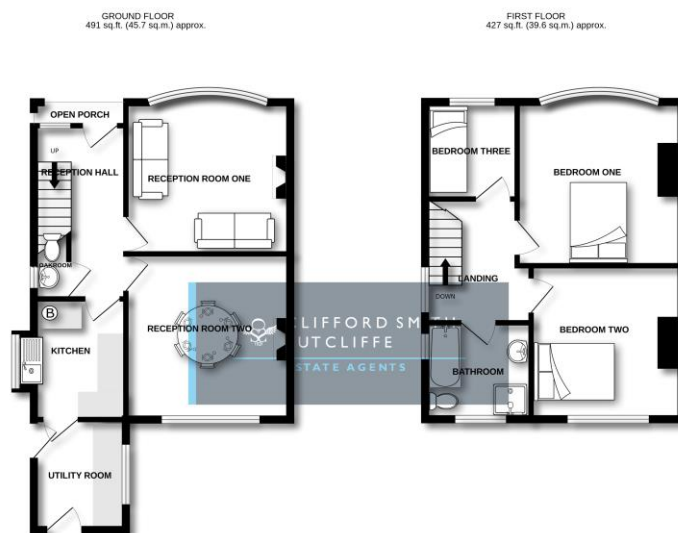
**7'0" x 7'05"** Four piece white suite incorporating panelled bath, pedestal wash basin, low-level WC and step in glazed shower cubicle with mixer shower fittings and tiled area over, half tiled walls, inset spot lighting to ceiling, radiator. UPVC framed double glazed window to the side elevation and UPVC framed double glazed window to the rear.



### Outside

Dwarf brick walling to the front and low-maintenance gravelled area with mature bushes. Paved walkway and driveway providing off-road parking extending to the side and leading to a detached garage [19'05" x 9'0"] under a pitched roof with power and lighting installed, up-and-over door. UPVC framed double glazed windows and side entrance door to rear garden. Private enclosed garden to the rear with paved patio and artificial lawn, timber shed / summer house, screened by timber perimeter fencing.





THREE BEDROOM SEMI-DETACHED HOUSE  
TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.  
While 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, fixtures and appliances shown here are not shown to indicate any guarantee as to their condition or whether they are given. Made with Netplan 2020.



**Tenure :Leasehold**

**Energy Performance Certificate Rating : D**

**Council Tax Band : C**

**Approximate Square Footage : 925 SqFt / 86 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

