



## WARWICK DRIVE, BRIERFIELD, BB9 0PP



**HEAD OF POPULAR DEVELOPMENT / SEMI-DETACHED FAMILY HOME / SOME MODERNISATION REQUIRED / GARDEN & GARAGE TO REAR** / Positioned towards the head of this secluded cul-de-sac, close to local schools, this semi-detached property benefits from the usual comforts with excellent further potential.



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



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Positioned towards the head of this secluded cul-de-sac on this popular residential development of similar style property. Well placed for local schools including Marsden Heights and within a short distance of Nelson and Brierfield amenities, with regular bus routes from nearby Walverden Road.

A brick-built semi-detached house affording accommodation which will appeal to the growing family. The property benefits from the usual comforts installed throughout two reception rooms and three bedrooms, where some further cosmetic refurbishment offers excellent further potential. A driveway provides off road parking for several vehicles to a large detached garage, whilst a private enclosed lawned garden to the rear is a further feature.

**BRIEFLY COMPRISING:- OPEN PORCH, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, SHOWER ROOM, LAWNED GARDEN TO THE FRONT, DRIVEWAY PROVIDING OFF-ROAD PARKING WITH CAR PORT, DETACHED GARAGE, PRIVATE LAWNED GARDEN TO THE REAR.**

## **The Accommodation Afforded is as follows:-**

### **Open Porch**

**1'08" x 5'07"** Tiled floor area. UPVC entrance door having twin frosted colour leaded double glazed centre panels and frosted double glazed panel to side, opening into:-



### **Reception Hallway**

**10'08" x 5'11"** Stairs ascending to the first floor level with understairs storage cupboard, radiator. Doors from the hallway and into:-



### **Reception Room One**

**12'05" x 10'08"** into chimney breast recess. Feature marble fireplace with matching inlay / hearth and inset electric fire, radiator. UPVC framed diamond leaded double glazed window affording an open outlook to the front elevation. Opening through into:-



### **Reception Room Two**

**10'02" x 9'03"** UPVC framed double glazed window overlooking the rear garden, radiator. Door opening into:-







### Kitchen

**9'10" x 7'03"** Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating double oven / grill and four ring ceramic hob, co-ordinating worktops and part-tiled walls, plumbing for washing machine, concealed Main gas combination boiler, laminate wood floor. Door returning to reception hallway. Sealed unit double glazed window to the side elevation and UPVC door with frosted double glazed centre panel leading into the rear garden.

### First Floor Landing

**9'06" x 7'06"** UPVC framed frosted double glazed window to the side elevation, loft access point. Doors leading into:-



### Bedroom One

**12'0" x 10'05"** Fitted range of wardrobes and cupboards, radiator. UPVC framed diamond leaded double glazed window affording an open outlook with Pendle Hill dominating a distant skyline.



### Bedroom Two

**10'09" x 9'02"** Fitted range of wardrobes and cupboards, radiator. Sealed unit double glazed window overlooking the private rear garden.

### Bedroom Three

**7'01" x 7'08"** Radiator. Sealed unit double glazed window overlooking the rear garden.



### Shower Room

**5'07" x 6'0"** Modern three piece white suite incorporating wash basin set into vanity-style unit, low-level WC and step in shower tray with electric shower fittings, tiled area and glazed screen over, inset spot lighting to ceiling, radiator. UPVC framed frosted double glazed window.





### Outside

Lawned garden to the front with mature hedges, driveway providing off-road parking to the side with car port and leading to a detached garage [19'01" x 9'06"] having remote control up and over door, power and lighting installed. Private enclosed garden to the rear laid mainly to lawn with timber perimeter fencing.

**Tenure : Leasehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 729 SqFt / 68 SqM**

### Services :

Mains supplies of gas, water and electricity.

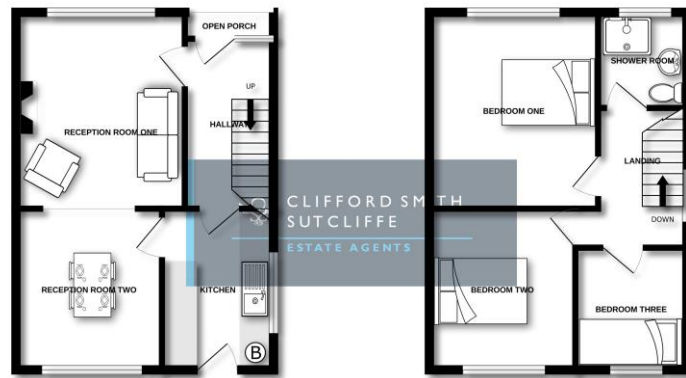
### Viewing :

By appointment with our Burnley office.



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

FIRST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan (roomed) area, 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 guidance purposes only and should be used as a guide for 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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