



HIGHFIELD AVENUE, BURNLEY, BB10 1YB



COMMANDING ELEVATED POSITION / ATTRACTIVELY REFURBISHED THROUGHOUT / EXCELLENT FURTHER POTENTIAL / Commanding an elevated corner plot on this attractive development close to the General Hospital, this brick-built bungalow has been refurbished throughout to offer attractive accommodation to suit couples and downsizers alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



APPROVED CODE
Trading Standards UK

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.

Commanding an elevated corner plot position within this attractive development of similar Russell-built bungalows. Located just-off the leafy tree-lined Casterton Avenue, within close proximity of the General Hospital and Lanehead amenities, with regular bus routes into Burnley town centre. Only a short distance from the Prairie Sports Village and Reedley Marina, with access onto the M65 motorway within a few minutes' drive.

A brick-built semi-detached property affording accommodation which has undergone a comprehensive programme of refurbishment to the credit of the existing vendors, and which will appeal to couples and those seeking to downsize. The attractive interior affords well-planned reception spaces and two well-proportioned bedrooms, whilst a modern breakfast kitchen and shower room are further features. Excellent further potential exists to the attic, which has been partially completed to be used as a home office, accessed by pull-down ladders. Neat lawned gardens envelop the property to the front and side, with a private driveway to an impressive, detached garage. An enclosed, private low-maintenance rear garden adds to the appeal.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE RECEPTION ROOM, MODERN BREAKFAST KITCHEN, UTILITY PORCH, TWO DOUBLE-SIZED BEDROOMS SHOWER ROOM WITH SEPARATE WC, PRIVATE DRIVEWAY, IMPRESSIVE DETACHED GARAGE, LAWNED GARDENS TO FRONT AND SIDE, PRIVATE ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

Entrance Porch

2'01" x 4'0" Double opening UPVC entrance door with double glazed centre panels, quarry tiled floor area. Square pane glazed panelled door with leaded glazed panels to side and over, opening into:-

Reception Hallway

L-shaped Coved ceiling, attractive colour-tiled floor area, radiator, inbuilt meter cupboard, inbuilt storage cupboard housing modern gas combination boiler, access via pull-down ladder to substantial boarded loft room [16'1" x 16'1"] with power, lighting and glazed window installed.



Reception Room One

13'07" x 11'02" into chimney breast recess. Cast-iron multi-fuel stove set onto a stone hearth with brick inlay and stone lintel over, coved ceiling, two radiators, laminate wood floor. UPVC framed double glazed bow-window affording an elevated outlook to the front elevation.

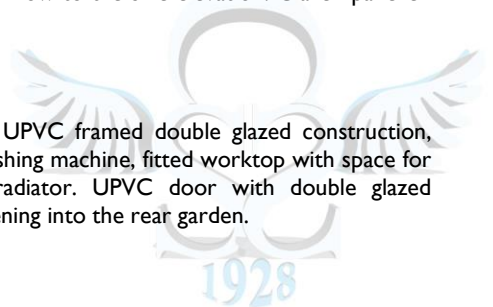


Modern Breakfast Kitchen

13'04" x 11'02" 1 ½ bowl ceramic sink unit and drainer with cupboards under, comprehensive range of modern wall and base units, co-ordinating wood worktops extending into breakfast bar, integrate dishwasher, space for American-style fridge freezer, chimney breast recess with space for range-style cooker, electric cooker point and dressed stove lintel over, tiled floor area, radiator. UPVC framed double glazed window overlooking a private rear garden and UPVC framed double glazed window to the side elevation. Glazed panelled door to:-

Utility Porch

9'07" x 3'02" UPVC framed double glazed construction, plumbing for washing machine, fitted worktop with space for tumble dryer, radiator. UPVC door with double glazed centre panel opening into the rear garden.





Bedroom One

14'02" x 10'06" Coved ceiling, radiator. UPVC framed double glazed window affording an elevated private outlook to the front elevation.



Bedroom Two

10'04" x 10'06" UPVC framed double glazed window to the rear elevation, radiator.

Shower Room

5'06" x 7'07" Two piece white suite incorporating wash basin set into modern vanity unit and step in double width glazed shower cubicle with chrome mixer shower fittings and tiled area over, fully tiled walls and floor, coved ceiling with inset spot lighting, radiator. UPVC framed frosted double glazed window.



Separate WC

2'08" x 5'02" Two piece white suite incorporating low-level WC and wash hand basin, half-tiled walls, tiled floor area, chrome heated towel rail. UPVC framed frosted double glazed window.



Outside

Dwarf brick retaining wall and wrought iron gate opening with access to the, mature well-tended lawned to the front and side with mature trees and bushes, private gated driveway providing off-road parking to an impressive detached garage [22'09" x 13'02"] having up-and-over door, power and lighting installed. Private low-maintenance garden to the rear, screened by timber fencing to the perimeter.



Tenure : Long-Leasehold [932 Years remaining]

Energy Performance Certificate Rating :

Council Tax Band : C

Approximate Square Footage : 1,032 SqFt / 95.9 SqM

Services :

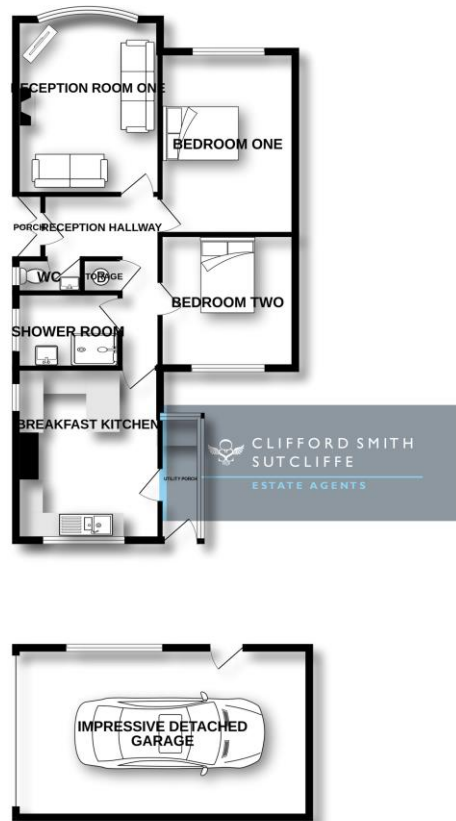
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025

