



HOLLINGREAVE ROAD, BURNLEY, BB11 2HZ

[NO CHAIN]



POPULAR LOCATION CLOSE TO TOWN / SUBSTANTIAL ELEVATED TERRACE / EXCELLENT FURTHER POTENTIAL / Positioned within an elevated row, close to schools and within walking distance of town, this generously proportioned end-terrace affords accommodation over three floors to suit families, where excellent further potential exists.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Positioned within an elevated row of similar property, located midway up this popular street. Well placed within walking distance of local schools, nearby Towneley Parkland and shopping amenities, including Burnley town centre within a short walk.

A substantial end of terrace property affording generously proportioned living accommodation over three floors. The property boasts generously proportioned accommodation with the usual comforts installed, maintained to a good standard with further scope to now make your own. A large main-bedroom with additional dressing area is a further feature and offers further potential, as does two basement storage rooms.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, TWO USEFUL BASEMENT ROOMS, THREE BEDROOMS, BATHROOM, ELEVATED FORECOURT, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Vestibule

4'07" x 3'02" Coved ceiling, dado rail, wall light point. Square pane glazed panelled door with glazed panel over opening into:-

Reception Hallway

9'04" x 3'02" Stairs ascending to the first floor level, coved ceiling, archway with decorative corbels, radiator. Panelled door from hallway and opening into:-

Reception Room One

13'07" x 13'07" into chimney breast recess. Feature Limestone fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator. UPVC framed double glazed window to the side and the rear elevation, door to kitchen. Understairs recess with steps descending to basement and glazed panelled door to:-



Reception Room Two

11'01" x 9'09" into chimney breast recess. Polished wood fireplace with marble inlay / hearth and inset gas fire, radiator, coved ceiling. UPVC framed double glazed bay-window to the front elevation.

Basement One

10'09" x 13'05" Power and lighting installed, plumbing for washing machine and vent for tumble dryer.

Basement Two

12'11" x 13'05" Stone flagged floor, power and lighting installed.





Kitchen

7'09" x 6'08" Circular 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 gas hob with concealed extractor canopy over, co-ordinating worktops and part-tiled walls, radiator. UPVC framed double glazed square-bay window and solid wood panelled door with frosted double glazed centre panel into the rear yard.

First Floor Landing

11'06" x 5'05" Loft access point. Panelled doors to:-



Bedroom One

10'08" x 13'10" into chimney breast recess with inbuilt storage cupboard housing Potterton gas combination boiler. UPVC framed double glazed window to the rear elevation, radiator. Arched opening into dressing area. UPVC framed double glazed window to the side elevation.

Bedroom Two

5'04" x 13'05" UPVC framed double glazed window to the front elevation, radiator.

Bedroom Three

5'05" x 9'09" UPVC framed double glazed window to the side elevation, radiator.

Bathroom

7'10" x 7'08" Three piece suite incorporating panelled bath with chrome mixer shower fittings and tiled area over, pedestal wash basin and low-level WC, radiator, half tiled walls. UPVC framed frosted double glazed window.



Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 1,204 SqFt / 111 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.





THREE BEDROOM END TERRACE HOUSE
TOTAL FLOOR AREA: 1204 sq ft. (111.9 sq m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, 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.
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