



REDNESS CLOSE, NELSON, BB9 0SS

[NO CHAIN]



EXCLUSIVE CUL-DE-SAC / EDGE OF TOWN DEVELOPMENT / DORMER-STYLE SEMI / EXCELLENT FURTHER POTENTIAL / Located towards the outskirts of town within a short cul-de-sac of similar property, well placed for local amenities and schools including Marsden Heights. A typical dormer-style semi-detached home affording well-planned accommodation to suit couples and young families alike.



CLIFFORD SMITH
SUTCLIFFE

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Located towards the outskirts of town within a short, exclusive cul-de-sac on this popular residential development just-off Halifax Road. Well placed within walking distance of local shopping amenities, with regular bus routes from nearby Waidhouse Road, and close to a number of schools nearby including the Marsden Heights super-school. Only a few minutes' drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A typical dormer-style semi-detached home affording well-planned living accommodation which will appeal to couples and young families alike. There is excellent further potential to extend into the attached garage to the side and, whilst the property benefits from the usual modern comforts installed, a further programme of modernisation offers excellent potential to make your own. A private driveway and gardens both to the front and rear are further features and an early appointment to view is recommended.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE LOUNGE AND GOOD-SIZED DINING KITCHEN, THREE BEDROOMS, BATHROOM, LOW-MAINTENANCE GARDEN TO THE FRONT, PRIVATE DRIVEWAY TO ATTACHED GARAGE, MATURE ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having Frosted double glazed panels to side and opening into:-

Entrance Hallway

7'09" x 5'10" Stairs ascending to the first floor level, radiator, inbuilt storage / meter cupboard, coved ceiling. Square pane glazed panelled door leading from hallway and opening into:-



Reception Room One

13'05" x 14'02" into chimney breast recess. Feature fireplace with tiled inlay and inset coal-effect living flame gas fire. UPVC framed double glazed bow-window affording and elevated outlook to the front elevation, radiator. Double opening square pane glazed panelled doors to:-



Dining Kitchen

10'05" x 17'04" 1 1/2 bowl composite sink unit and drainer with cupboards under, matching range of wall, base and glazed peninsular units incorporating oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops and part-tiled walls, space for under-counter fridge, coved ceiling, undestairs storage cupboard, two radiators. UPVC framed double glazed window and UPVC framed double glazed sliding patio-style doors opening into the rear garden, internal door to garage.

First Floor Landing

8'06" x 6'11" UPVC framed double glazed window to the side elevation, coved ceiling with loft access point. Doors leading from landing and opening into:-



Bedroom One

11'09" x 10'01" UPVC framed double glazed window affording an elevated outlook to the front elevation, radiator.



Bedroom Two

10'08" x 11'0" Inbuilt storage cupboard, coved ceiling, radiator. UPVC framed double glazed window overlooking the private rear garden.

Bedroom Three

8'09" x 6'10" UPVC framed double glazed window also to the front, elevation, radiator, coved ceiling.

Bathroom

Three piece white suite incorporating rolled-top bath with electric shower fittings and tiled area over, wash basin set into vanity-style unit and low-level WC, tiled walls and floor area, chrome heated towel rail, extractor. UPVC framed frosted double glazed window.

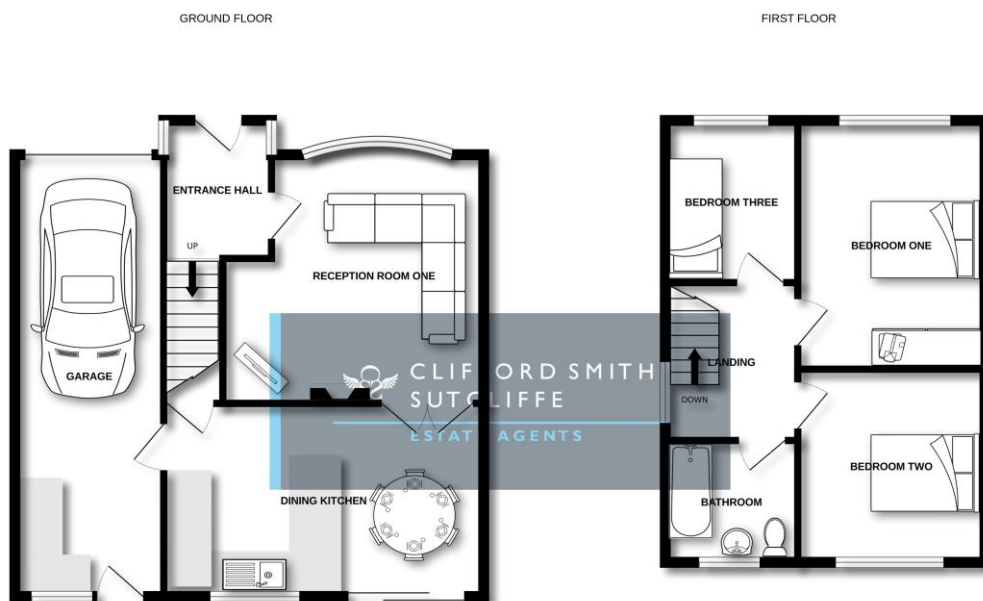


Outside

Low maintenance garden to the front with gravelled beds, dwarf stone walling and mature shrubs . bushes. Driveway providing off-road parking and leading to an attached garage [25'05" x 8'01"] having up-and-over door, power and lighting installed, plumbing for washing machine and dishwasher. UPVC framed frosted double glazed window and square pane glazed stable-style door opening into the rear garden.

Mature enclosed garden to the rear with an abundance of matures trees, bushes and shrubs, timber fencing to the perimeter.





THREE BEDROOM DORMER-STYLE SEMI-DETACHED

Whilst every attempt 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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Tenure : Freehold

Energy Performance Certificate Rating : E

Council Tax Band : B

Approximate Square Footage : 775 SqFt / 72 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

