



## BRANTFELL DRIVE, BURNLEY, BB12 8AW

[NO CHAIN]



**SECLUDED POSITION IN QUIET CUL-DE-SAC / SOUGHT AFTER IGHTEHILL AREA / WELL-PLANNED FOUR-BED DETACHED / EXCELLENT FURTHER POTENTIAL /** Occupying a secluded position on this highly sought after development close to shops and schools, an opportunity to acquire this four-bedroom detached family home affording accommodation with excellent potential to make your own.



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Occupying a secluded position within a quiet cul-de-sac on this highly desirable development located in the popular Ightenhill area of town. Well placed within a short distance of Padiham Road shopping parade, including the Spar shop, with regular bus routes throughout the surrounding area including Burnley, Padiham and Clitheroe, almost immediately on the doorstep. Only a short distance on foot from Ightenhill parkland and the Gawthorpe Estate, whilst only a few minutes' drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

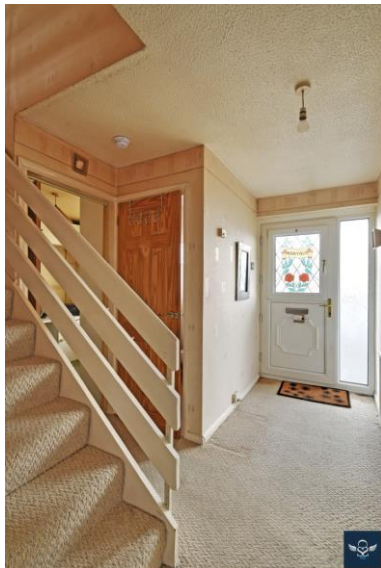
An opportunity to acquire this four-bedroom detached family home affording well planned accommodation which will benefit from a programme of cosmetic refurbishment with excellent potential to make your own. There are two reception spaces at ground floor level, a large lounge which opens into a generous sized conservatory at the rear, with four bedrooms to the first floor. Externally there is ample car park for numerous vehicles, extending to the side to a detached garage, with a private enclosed garden to the rear.

**BRIEFLY COMPRISING:-** RECEPTION HALLWAY, TWO PIECE CLOAKROOM, TWO RECEPTION ROOMS, GENEROUS CONSERVATORY, KITCHEN, FOUR BEDROOMS, ENSUITE TO MASTER, HOUSE BATHROOM WITH SPA-BATH, TARMACADAM DRIVEWAY PROVIDING OFF-ROAD PARKING TO FRONT AND SIDE, DETACHED GARAGE, PRIVATE ENCLOSED GARDEN TO THE REAR.

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having colour leaded frosted double glazed centre panel and frosted double glazed panel to side, opening into:-



### Reception Hallway

**10'03" x 4'01"** Stairs ascending to the first floor level, radiator. Panelled doors from the hallway and opening into:-

### Two Piece Cloakroom

**4'03" x 2'07"** Two piece modern white suite incorporating wash hand basin with tiled splashbacks and low-level WC, radiator. UPVC framed frosted double glazed window to the front elevation.



### Reception Room One

**12'11" x 24'** narrowing to 11'0". Feature fireplace with marble inlay / hearth and inset pebble effect gas fire, radiator, inset spot lighting to ceiling, concealed multifunction coloured lighting, glazed serving hatch. UPVC framed double glazed window overlooking the rear garden and sliding double glazed patio-style doors leading into:-







### Excellent Conservatory

**15'09" x 14'11"** UPVC framed double glazed construction set onto dwarf walling, laminate wood floor, three radiators, wall light points. UPVC framed double glazed patio-style doors opening into the rear garden.



### Kitchen

**12'02" x 8'09"** 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating stainless steel multi-function oven / grill and four ring ceramic hob with stainless steel extractor canopy over, co-ordinating worktops and part-tiled walls, concealed Main gas combination boiler, plumbing for washing machine, integrated under counter fridge and freezer, radiator. UPVC framed double glazed window to the front elevation and UPVC side entrance door having frosted double glazed centre panels.

### Reception Room Two

**10'04" x 7'07"** Inbuilt storage cupboard, radiator. UPVC framed double glazed square-bay window with upper colour leaded lights to the front elevation.

### First Floor Landing

**5'10" x 14'02"** Return balustrade, radiator, loft access point, inbuilt storage cupboard. UPVC framed double glazed window to the side elevation. Panelled doors from the landing and opening into:-

### Master Bedroom

**13'01" x 11'07"** Comprehensive range of fitted wardrobes and cupboards with matching dressing table and drawer units, radiator. UPVC framed double glazed window overlooking the rear garden. Arched opening into:-



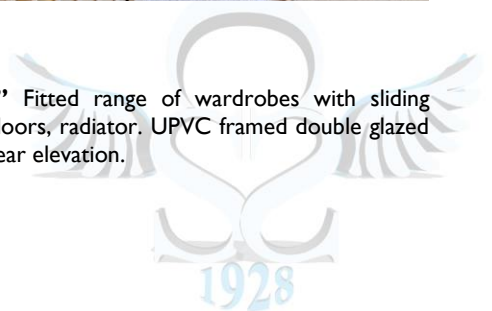
### Ensuite

**7'02" x 3'09"** Two piece white suite incorporating wash basin set into vanity-style unit and step in corner glazed shower cubicle. UPVC framed frosted double glazed window.



### Bedroom Two

**10'05" x 8'09"** Fitted range of wardrobes with sliding mirror fronted doors, radiator. UPVC framed double glazed window to the rear elevation.







### Bedroom Three

**10'0" x 8'03"** Range of fitted wardrobes with sliding mirror fronted doors, radiator. UPVC framed double glazed window to the front elevation.

### Bedroom Four

**7'03" x 8'04"** UPVC framed double glazed square-bay window with upper colour leaded lights to the front elevation, radiator.



### House Bathroom

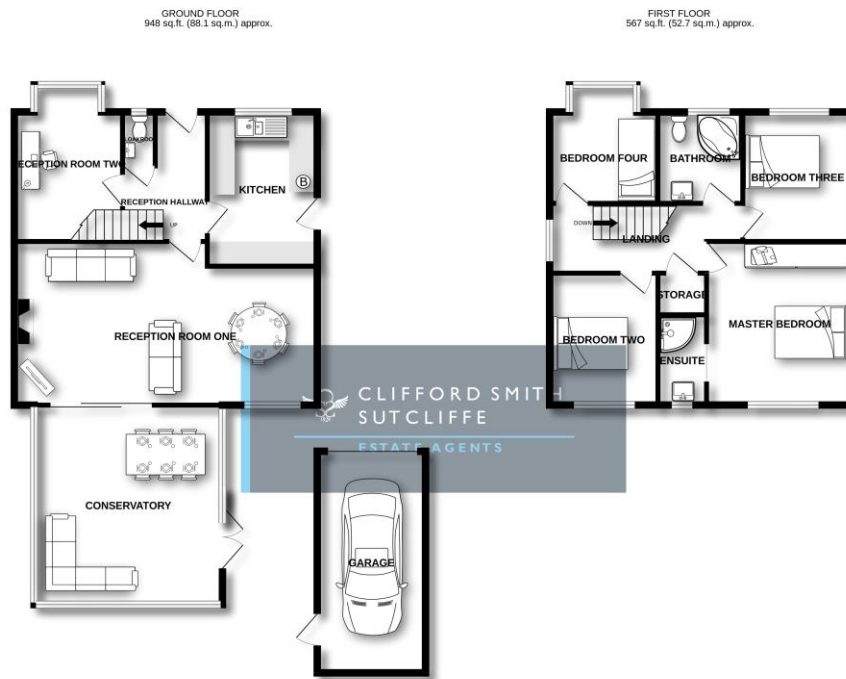
Three piece white suite incorporating pedestal wash basin, low-level WC and corner panelled spa-bath with electric shower fittings and tiled area over, tiled walls, chrome radiator. UPVC framed frosted double glazed window.



### Outside

Tarmacadam driveway providing off-road parking for numerous vehicles to the front and extending to the side, leading to a detached garage [17'06" x 8'07"] having up-and-over door, power and lighting installed, UPVC side entrance door into the rear garden. Private enclosed garden to the rear with paved patio areas and artificial lawn, screened by mature conifer hedges and timber fencing to the perimeter.





FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1515 sq. ft. (140.8 sq.m.) approx.

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 misstatement. 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 : D**

**Council Tax Band : D**

**Approximate Square Footage : 1,515 SqFt / 140 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

