



BRUNSHAW ROAD, BURNLEY, BB10 3JB



DISTINCTIVE STONE-BUILT SEMI / POPULAR PIKE HILL AREA OF TOWN / COMPREHENSIVELY & SYMPATHETICALLY RENOVATED / HIGHLY DESIRABLE FAMILY RESIDENCE / Positioned close to Pike Hill shopping parade and within a short distance of the surrounding countryside of Worsthorne & Hurstwood, this impressive stone-built semi affords family sized accommodation over three floors which has to be seen to be appreciated.



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.

Positioned within the popular Pike Hill area of town, close to local shopping parade with regular bus routes back into Burnley town centre. Only a short distance from the surrounding countryside of Worsthorne, Hurstwood, Towneley Parkland and Rowley. Well placed for nearby schools including Blessed Trinity and a few minutes by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A unique opportunity to acquire one of only two distinctive semi-detached properties affording an impressive stone-built façade. Occupying a good-sized plot which oozes kerb appeal, the property boasts extended living accommodation which has been both comprehensively and sympathetically renovated throughout to create a desirable family residence. With accommodation over three floors, there are two reception spaces at ground floor level, the second of which has been extended into a high specification wrap-around kitchen with bi-fold doors leading into a private rear garden. There are three nicely proportioned bedrooms and a bathroom to the first floor, whilst to the second floor there is a fourth bedroom with ensuite. Externally a generous driveway provides off-road parking and leads to a detached garage with an attached annexe which could suit a home office, whilst beyond at the rear is a private enclosed rear garden. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- IMPRESSIVE ENTRANCE PORCH, RECEPTION HALLWAY, TWO ENCHANTING RECEPTION ROOMS, FABULOUS EXTENDED FAMILY KITCHEN WRAPPING THE REAR OF THE PROPERTY, THREE BEDROOMS TO THE FIRST FLOOR, LUXURY FOUR PIECE BATHROOM, FURTHER DOUBLE-SIZED FOURTH-BEDROOM TO SECOND FLOOR WITH ENSUITE SHOWER ROOM, LOW-MAINTENANCE DRIVEWAY TO THE FRONT & SIDE, DETACHED GARAGE WITH HOME OFFICE / ANNEXE BEYOND TO REAR, GOOD-SIZED PRIVATE ENCLOSED GARDEN TO THE REAR. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

Solid Timber Panelled Entrance Door

Having leaded frosted glazed centre panel and dressed arched stonework over, opening into:-

Impressive Entrance Porch

6'0" x 3'10" Leaded glazed window to the side with stone mullion, cast iron radiator, inset spot lighting to ceiling. Glazed panelled door with leaded glazed panels to side and opening into:-



Reception Hallway

7'0" x 3'11" Stairs ascending to the first floor level, cast iron radiators, coved ceiling, Karndean floor area. Leaded glazed panelled door opening into:-



Reception Room One

13'04" x 16'05" into chimney breast recess. Feature fireplace with marble tiled inlay / hearth and inset cast-iron multi-fuel stove, coved ceiling, picture rail, two cast iron radiators. UPVC framed double glazed bay window with stone mullions and UPVC framed double glazed window to the side elevation.





Reception Room Two

11'05" x 11'10" into chimney breast recess. Cast-iron multi-fuel stove set onto granite hearth with matching inlay, Karndean floor area, radiator, Oak panelled door opening into:-



Extended Dining Kitchen

Cable undermounted sink unit with cupboards under, comprehensive range of modern wall, base and tall units incorporating Neff 'slide and hide' oven / grill and combination microwave over, five ring induction hob, integrated fridge and freezer, impressive porcelain worktops extending to centre island and breakfast bar,

Cloakroom / WC

2'10" x 8'11" Low-level WC and wash basin set into modern vanity-style unit, Karndean floor area, inbuilt storage cupboards, inset spot lighting to ceiling.

First Floor Landing

6'06" x 10'11" Return spindle balustrade with polished wood handrail, picture rail, radiator, stairs to second floor level.



Bedroom One

13'07" x 9'07" Coved ceiling with picture rail, fitted wardrobes extending into arched recess with matching chest of drawers, radiator. UPVC framed double glazed window to the front elevation and UPVC double glazed window to the side elevation.





Bedroom Two

8'04" x 9'03" Picture rail, inset spot lighting to ceiling, radiator, storage recess. UPVC framed double glazed window overlooking the rear garden.

Bedroom Three

8'03" x 6'07" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



Four Piece Luxury House Bathroom

8'01" x 6'09" Four piece modern white suite incorporating rolled-top free-standing slipper bath, WC with overhead cistern, wash basin set into modern vanity style unit with inbuilt storage cupboard and marble top, step in glazed shower cubicle with chrome mixer shower fittings and tiled area over, part-tiled walls, coved ceiling, tiled floor area, radiator. UPVC framed frosted double glazed window to the rear elevation.

Second Floor

Stairs with UPVC framed double glazed window to the side elevation, inset spot lighting, timber handrail.



Bedroom Four

15'01" x 12'08" into chimney breast recess. Inset spot lighting to ceiling, two radiators, recess for stairs with cutout 3! From rear wall, access to further eaves areas. Two sealed unit double glazed Velux-style windows affording an open outlook to the rear elevation. Oak panelled door to:-

Ensuite Shower Room

4'07" x 7'01" Three piece modern white suite incorporating low-level WC with concealed cistern and wash basin set into vanity-style unit, step-in shower tray with chrome mixer rain shower fittings, tiled area and glazed screen over, inset spot lighting.





Outside

Stone walling to the front with mature trees and bushes for privacy. Concrete driveway with gravel inlay providing off-road parking for several vehicles to the front and side, leading to a detached garage having up-and-over door, power and lighting installed, wall mounted gas combination boiler. Door leading to a further annexe with UPVC framed double glazed window and UPVC door opening into the rear garden. Elevated paved patio area with steps descending into a private enclosed lawned garden with mature trees, bushes and timber perimeter fencing.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 1,300 SqFt / 120 SqM

Services :

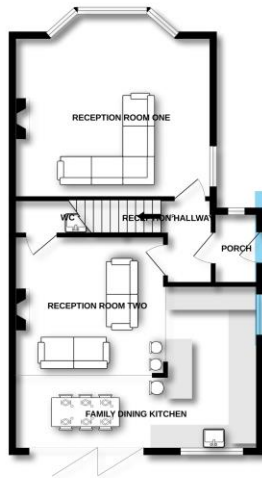
Mains supplies of gas, water and electricity.

Viewing :

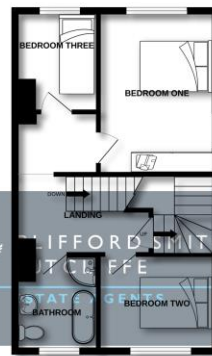
By appointment with our Burnley office.



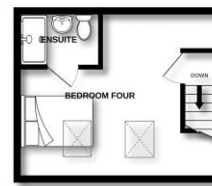
GROUND FLOOR
640 sq.ft. (59.3 sq.m.) approx.



FIRST FLOOR
445 sq.ft. (41.2 sq.m.) approx.



SECOND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



FOUR BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix i2025

