



BRUNSHAW ROAD, BURNLEY, BB10 3JB



IMPRESSIVE STONE-BUILT SEMI / POPULAR PIKE HILL AREA/ FOUR BEDROOM FAMILY SIZED RESIDENCE / MATURE GARDENS & GARAGE / Positioned close to Pike Hill amenities an opportunity one of only two distinctive stone built properties with an impressive stone façade. The property affords four-bedroom accommodation over three floors, mature gardens and detached garage, with excellent further potential.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
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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 accommodation with excellent further potential and a desirable family residence. With accommodation over three floors, there are two reception spaces at ground floor level and a modern kitchen, whilst to the first and second floors there are four bedrooms and a house bathroom. Externally a good-sized driveway provides off-road parking and leads to a detached garage, whilst beyond at the rear is a private enclosed lawned garden. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- IMPRESSIVE ENTRANCE PORCH, RECEPTION HALLWAY, TWO RECEPTION ROOMS, MODERN BREAKFAST KITCHEN, THREE BEDROOMS TO THE FIRST FLOOR, FOUR PIECE BATHROOM, FURTHER DOUBLE-SIZED FOURTH-BEDROOM TO SECOND FLOOR, LAWNED GARDEN TO THE FRONT, TARMACADAM DRIVEWAY TO THE SIDE, DETACHED GARAGE, PRIVATE LAWNED GARDEN TO THE REAR. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

Impressive Entrance Porch

6'0" x 4'04" Stone built entrance porch under a pitched roof, period timber-panelled entrance door with glazed centre panel and dressed stone archway over; leaded glazed window to the side, stone flagged floor, beamed ceiling. Square pane glazed panelled door with matching glazed side panels and opening into:-



Reception Hallway

6'11" x 4'10" Stairs ascending to the first floor level, coved ceiling, radiator. Timber panelled doors leading into:-



Reception Room One

13'06" x 16'04" into chimney breast recess. Feature fireplace with marble tiled inlay / hearth and inset open dog grate. Feature archway, wall light points, coved ceiling, two radiators. UPVC framed double glazed bay-window with stone mullions to the front elevation and UPVC framed double glazed window to the side.





Reception Room Two

11'07" x 12'01" into chimney breast recess. Cast iron multi-fuel stove set onto black slate hearth with exposed arched brick lintel over, understairs storage recess, coved ceiling, wall light points, Oak wood floor, radiator, panelled door returning to hallway, UPVC framed double glazed French-style doors opening into the rear garden and UPVC door with double glazed centre panel and double glazed panel over leading into:-

Rear Porch

3'05" x 4'06" Tiled floor area. UPVC door with double glazed centre panel and UPVC double glazed windows to the front and the side elevation.



Breakfast Kitchen

11'04" x 9'04" Inset 1 1/2 bowl stainless steel sink unit with cupboards under, comprehensive range of modern gloss-fronted wall and base units incorporating stainless steel oven / grill and four ring induction hob with extractor canopy over, co-ordinating granite worktops extending to provide breakfast bar, inset spot lighting to ceiling, loft access point, radiator, tiled floor area, integrate fridge, freezer and washing machine. UPVC framed double glazed windows to the side and the rear elevation.

First Floor Landing

6'06" x 8'06" Return wood spindle balustrade, picture rail, inbuilt storage cupboard. Timber panelled doors from the landing and opening into:-



Bedroom One

13'07" x 12'04" Fitted range of wardrobes and cupboards with matching dressing table, inbuilt storage cupboard, radiator. UPVC framed double glazed windows to the front and the side elevation.





Bedroom Two

8'01" x 9'03" UPVC framed double glazed window affording an attractive open outlook to the rear elevation, radiator.

Bedroom Three

8'11" x 6'01" Fitted range of wardrobes with sliding mirror fronted doors, radiator. UPVC framed double glazed window to the front elevation.



Four Piece Bathroom

8'01" x 6'10" Four piece white suite incorporating panelled bath, wash basin set into modern vanity-style unit with granite top, WC with concealed cistern and glazed corner shower cubicle with chrome mixer shower fittings over, fully tiled walls, inset spot lighting to ceiling with extractor, chrome heated towel rail. UPVC framed frosted double glazed window.

Second Floor



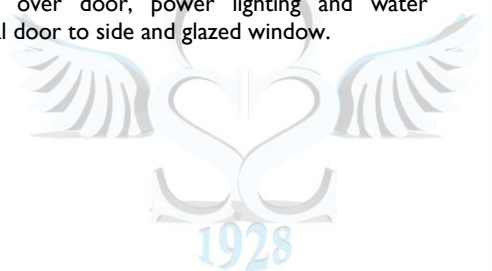
Bedroom Four

15'01" x 15'06" Return spindle balustrade. Two sealed unit double glazed Velux-style windows, access to further eaves areas, wood floor area, radiator.



Outside

Stone walling to the front and wrought iron gate opening onto a paved walkway between mature tree-lined lawns. Double wrought iron gates opening onto a tarmac driveway providing off-road parking and leading to a detached stone-built garage [21'03" x 10'03"] having remote control up and over door, power lighting and water installed, personal door to side and glazed window.





Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 1,295 SqFt / 120 SqM

Services :

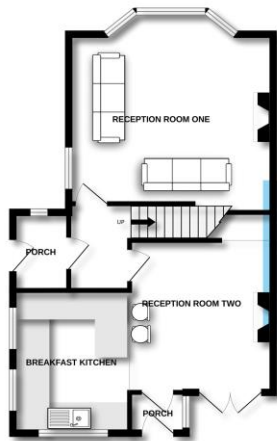
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



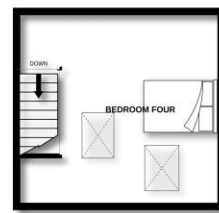
GROUND FLOOR
577 sq.ft. (53.5 sq.m.) approx.



FIRST FLOOR
464 sq.ft. (43.2 sq.m.) approx.



SECOND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



FOUR BED SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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 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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