



BROADHURST WAY, BRIERFIELD, BB9 5HG



SECLUDED SET-BACK POSITION / DETACHED THREE-BEDROOM BUNGALOW / COMPREHENSIVELY RENOVATED THROUGHOUT / Occupying a secluded position towards the head of this popular development in the Reedley area of town. An opportunity to acquire this well renovated detached bungalow affording accommodation which will appeal to a range of purchasers.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Occupying a secluded position set back from the road and located towards the head of this popular avenue in the Reedley Area of town. Well placed for Lanehead amenities, with regular bus routes into both Burnley and Nelson town centres from nearby Higher Reedley Road. Only a few minutes by car from the General Hospital and also access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this brick-built detached bungalow affording accommodation which has undergone a complete programme of renovation and which will appeal to a range of potential purchasers. The property benefits from the usual modern comforts having been installed throughout a fabulous reception space with modern breakfast kitchen across the rear of the property and overlooking the rear garden. There are three nicely proportioned bedrooms and a modern bathroom, whilst externally a long driveway, detached garage and private rear garden adds to the appeal.

BRIEFLY COMPRISING:- BREAKFAST KITCHEN, ATTRACTIVE LOUNGE OVERLOOKING THE REAR GARDEN, THREE BEDROOMS, MODERN BATHROOM, LAWNED GARDEN TO THE FRONT, LONG DRIVEWAY PROVIDING OFF-ROAD PARKING TO DETACHED GARAGE, PRIVATE ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed centre panel and opening into:-



Modern Breakfast Kitchen

10'11" x 10'01" 1 ½ bowl modern composite sink unit and drainer with cupboards under, matching range of newly installed wall, base and tall units incorporating stainless steel oven / grill, combination microwave oven and four ring ceramic hob with extractor over, co-ordinating worktops and upstands extending to provide breakfast bar, integrated fridge freezer and washing machine, inset spot lighting to ceiling. UPVC framed double glazed window overlooking the rear garden. Opening through into:-



Reception Room One

21'08" x 10'05" UPVC framed double glazed French-style doors opening into the private rear garden, radiator. Glazed panelled door to:-

Inner Hallway

6'04" x 2'09" Gloss-panelled doors leading from the hallway and opening into:-





Bedroom One

14'03" x 10'06" UPVC framed double glazed window to the front elevation, radiator.



Bedroom Two

11'0" x 9'08" UPVC framed double glazed window to the front elevation, radiator, inbuilt meter cupboard.

Bedroom Three

6'02" x 9'09" UPVC framed double glazed window to the side elevation, radiator, loft access point with gas combination boiler. Door recess for bathroom



Bathroom

7'04" x 6'09" Three piece modern white suite incorporating low-level WC, pedestal wash basin with tiled splashbacks and panelled bath mixer shower fittings and glazed screen over, inset spot lighting to ceiling with extractor, heated towel rail. UPVC framed frosted double glazed window.

Outside

Lawned garden to the front, long driveway extending to the side and providing off-road parking to a detached garage [16'01" x 8'01"] having up-and-over door, power and lighting installed, UPVC framed double glazed window. Private enclosed garden to the rear with patio, level lawn and screened by mature conifer hedges and timber perimeter fencing.



Tenure : TBC

Energy Performance Certificate Rating : C

Council Tax Band : C

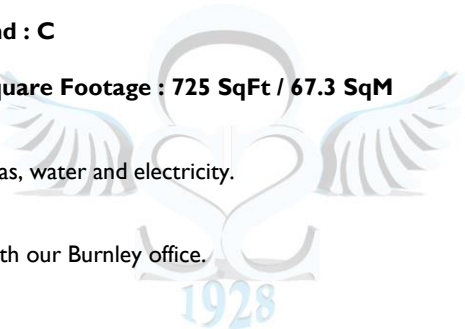
Approximate Square Footage : 725 SqFt / 67.3 SqM

Services :

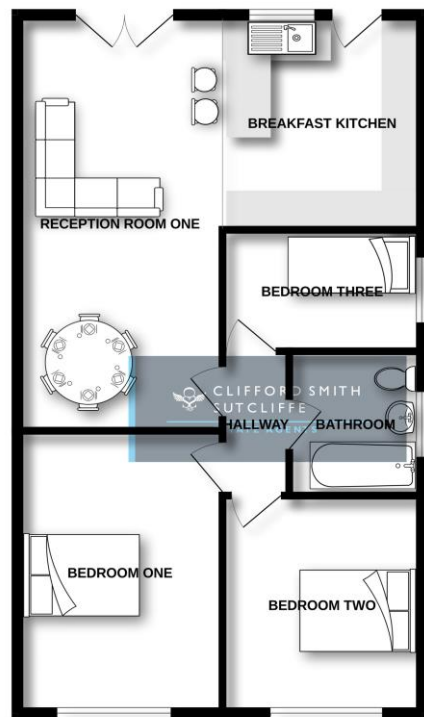
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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