



BORROWDALE DRIVE, BURNLEY, BB10 2QL



SIZEABLE PLOT WITHIN WELL TENDED GARDENS / GENEROUS DETACHED BUNGALOW / WELL MAINTAINED THROUGHOUT / Occupying a sizeable plot with well-tended level gardens, this substantial detached bungalow affords attractive, well-maintained accommodation which will appeal to a range of purchasers.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



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Occupying a sizeable plot within well-tended level gardens to the front, side and rear. Located on this popular meandering development within close proximity of the Reedley Hallows Greenway and woodland conservation area, and within a few minutes' drive from Lanehead shopping amenities, with regular bus routes to Burnley town centre; and the General Hospital.

A substantial detached bungalow constructed circa 1975 by the local builders Sagar Brothers Ltd, this generously proportioned property affords attractive, well-maintained accommodation which will appeal to a range of purchasers. There are two reception rooms and a modern kitchen, with three good-sized bedrooms with an ensuite to the master. The property benefits from the usual comforts installed, whilst externally a double-width driveway provides off-road parking to an attached garage, and fabulous mature lawned gardens envelop the property to the front, side and rear.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO RECEPTION ROOMS, MODERN KITCHEN, THREE BEDROOMS, ENSUITE TO MASTER, HOUSE BATHROOM, MATURE GARDENS TO THE FRONT, SIDE AND REAR, DOUBLE DRIVEWAY TO ATTACHED GARAGE.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having arched frosted double glazed centre panel and frosted double glazed side pane, opening into:-

Reception Hallway

L-shaped Coved ceiling with loft access point, radiator. Gloss panelled doors from the hallway and opening into:-



Reception Room One

17'11" x 12'10" Feature Portuguese-limestone fireplace with matching inlay / hearth and inset electric fire, coved ceiling, radiator, wall light points. UPVC framed double glazed windows to the front and to the side elevations. Arched opening through into:-



Reception Room Two

11'0" x 9'08" UPVC framed double glazed window to the side elevation and UPVC framed sliding double glazed patio-style doors opening out into the private rear garden, coved ceiling, radiator. Gloss-panelled door to:-





Kitchen

13'04" x 9'0" 1 ½ bowl modern composite sink unit and drainer with cupboards under, matching range of modern gloss-fronted wall, base and tall units incorporating stainless steel double oven / grill and four ring ceramic hob with concealed extractor hood over, co-ordinating worktops and part-tiled walls with concealed illumination, coved ceiling, radiator, integrated fridge freezer, plumbing for washing machine. UPVC framed double glazed window overlooking the private rear garden, gloss-panelled door returning to hallway.



Master Bedroom

13'05" x 13'0" Fitted wardrobes / cupboards with sliding mirror-fronted doors, radiator, coved ceiling. UPVC framed double glazed window overlooking the private rear garden. Gloss-panelled door to:-

Ensuite

5'03" x 10'10" Four piece suite incorporating low-level WC, pedestal wash basin, bidet and step in shower with electric shower fittings, tiled area and glazed door over, fully tiled walls, radiator, extractor. UPVC framed frosted double glazed window.



Bedroom Two

10'08" x 12'09" Fitted wardrobes with louvre doors into recess, coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Three

13'05" x 8'06" Inbuilt wardrobe / storage cupboard, coved ceiling, radiator. UPVC framed double glazed window to the rear elevation.





Bathroom

7'03" x 8'08" Four piece white suite incorporating low-level WC, pedestal was basin, panelled bath and step in glazed shower cubicle with mixer shower fittings and tiled area over, half-tiled walls, coved ceiling, radiator. UPVC framed frosted double glazed window, inbuilt storage cupboard with louvre door.



Outside

Attractive level lawned to the front and side, double width driveway providing off-road parking and leading to an attached garage [19'01" x 15'01"] having remote control up-and-over door, power and lighting installed, wall mounted Vaillant gas combination boiler. UPVC framed double glazed window to the side elevation and UPVC door leading into the rear garden.

Generous sized private enclosed garden to the rear laid mainly to lawn with paved patio, sweeping shrubs and bushes to borders, screened by timber fencing to the perimeter.



Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : E

Approximate Square Footage : 1,395 SqFt / 129 SqM

Services :

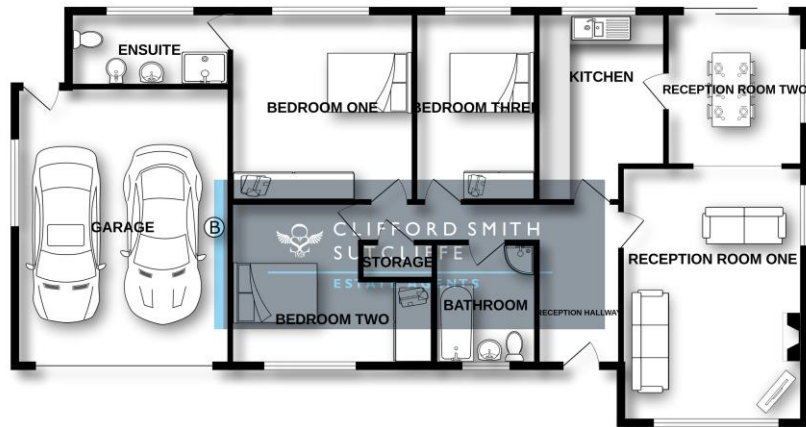
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.

While 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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