



RED LEES AVENUE, CLIVIGER, BB10 4JE



ALL
UNDER
ONE ROOF

GOOD-SIZED PLOT / POPULAR CUL-DE-SAC / FRINGE OF CLIVIGER COUNTRYSIDE / EXTENDED SEMI-DETACHED BUNGALOW / Occupying a good-sized plot towards the top of this popular avenue, located on the fringe of Cliviger countryside. An opportunity to acquire this extended semi-detached bungalow affording accommodation which will appeal to couples and downsizers alike, with excellent potential to make your own. Private gardens, a driveway and detached garage are further features.



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The Property
Ombudsman



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Occupying a good-sized plot and positioned within the cul-de-sac towards the top of this popular avenue. Located on the fringe of Cliviger countryside and the surrounding villages of Worsthorne and Hurstwood, yet within easy reach of Pike Hill shopping amenities with regular bus routes into Burnley from nearby Red Lees Road. Only a few minutes by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this brick-built semi-detached true bungalow, affording extended living accommodation which will appeal to couples and those seeking to downsize. The attractively proportioned interior will benefit from a programme of cosmetic refurbishment, where the usual comforts have been installed throughout two good-sized reception rooms and two double bedrooms. Private lawned gardens envelop the property to the front and to the side, whilst a private enclosed garden to the rear, private driveway accessed at the side and a detached garage / workshop are further features.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, KITCHEN, FURTHER EXTENDED RECEPTION ROOM, TWO DOUBLE SIZED BEDROOMS, SHOWER ROOM, SEPARATE WC, LAWNED GARDEN TO THE FRONT AND SIDE, ENCLOSED GARDEN TO THE REAR, DRIVEWAY TO A SUBSTANTIAL DETACHED GARAGE / WORKSHOP.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Porch

3'10" x 1'0" Tiled floor area, glazed panelled door with glazed side panel and opening into:-

Reception Hallway

10'01" x 9'04" Coved ceiling, radiator, inbuilt storage cupboard, meter cupboard. Gloss-panelled doors from hallway and access to:-

WC

2'06" x 5'03" Low level WC, part-tiled walls, coved ceiling, radiator. UPVC framed frosted double glazed window.



Reception Room One

13'10" x 12'03" into chimney breast recess. Feature marble fireplace with matching inlay / hearth, coved ceiling, wall light points, radiator. UPVC framed diamond leaded double glazed bay-window to the front elevation.



Kitchen

9'11" x 8'03" Ceramic sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops and part-tiled walls, integrated combination microwave oven, plumbing for washing machine, coved ceiling, radiator, laminate wood floor. UPVC framed double glazed windows to the side and the rear elevations. Opening to hallway and access through into:-





Extended Reception Room Two

13'05" x 12'04" Wall light points, anthracite vertical radiator. UPVC framed double glazed windows to the front and to the rear elevations. UPVC framed double glazed French-style doors opening into the rear garden.



Bedroom One

14'05" x 11'10" incorporating door recess (cupboard and bathroom) Coved ceiling, radiator. Full length UPVC framed double glazed window overlooking the rear garden.



Bedroom Two

11'1" x 10'08" Coved ceiling, radiator. UPVC framed diamond leaded double glazed window to the front elevation.



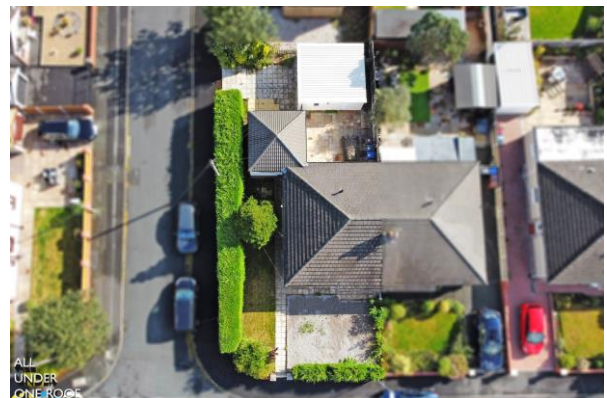
Shower Room

5'3" x 7'10" Two piece white suite incorporating pedestal wash basin and step in glazed shower cubicle with mixer shower fittings and tiled area over, half-tiled walls, radiator, inbuilt storage cupboard housing Vaillant gas combination boiler. UPVC framed frosted double glazed window.

Outside

Occupying a good-sized corner plot with low-maintenance gravelled area to the front and lawned garden extending to the front and side with dwarf brick walling and mature conifer hedges. Paved walkway extending to the front and side with wrought iron gate. Paved driveway access from the side and leading to a detached garage [16'06" x 17'06"] having remote control up-and-over door, power and lighting installed, UPVC framed double glazed window and UPVC door opening into the rear garden. Private enclosed garden to the rear with extensive paved patio and screened by timber perimeter fencing.





Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : C

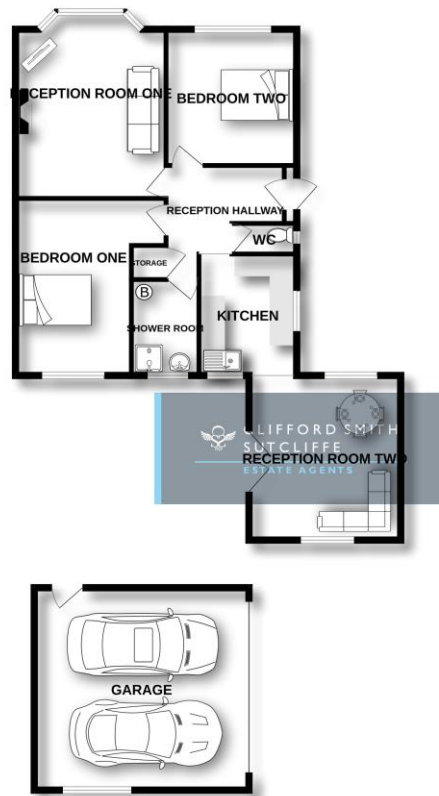
Approximate Square Footage : 1,109 SqFt / 103 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA: 1109 sq.ft. (103.1 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 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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