



HUFLING LANE, BURNLEY, BB11 3QH

[NO CHAIN]



ELEVATED BAY-FRONTED TERRACE / CLOSE TO TOWNELEY PARKLAND / EXCELLENT FURTHER POTENTIAL / Located towards the outskirts of town, well placed for local amenities and schools, this mid-terrace affords generously sized accommodation which will benefit from a programme of modernisation, with excellent potential.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Positioned within an elevated terrace of similar bay-fronted property located towards the outskirts of town. Well placed within walking distance of local amenities, Towneley Parkland and nearby schools including the Unity College. Only a short distance from all the amenities of Burnley town centre.

A stone-built mid-terrace property affording generously proportioned accommodation which will benefit from a programme of renovation, with excellent further potential. The property benefits from the usual comforts throughout good-sized reception spaces and two bedrooms with obvious potential to create a third. An elevated forecourt adds to the privacy, whilst an enclosed rear yard opens into an alley-gated back street.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, TWO BEDROOMS, BATHROOM, ELEVATED FORECOURT, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

Solid Wood Entrance Door

Having frosted glazed centre panel and double glazed panel over, opening into:-

Entrance Vestibule

3'10" x 3'04" Coved ceiling. Square pane glazed panelled door with glazed panel over and opening into:-

Reception Hallway

11'07" x 3'06" Stairs ascending to the first floor level, coved ceiling, feature archway with decorative corbels, radiator. Doors leading from hallway and opening into:-



Reception Room One

11'10" x 11'08" into chimney breast recess. Stone built fireplace with polished wood mantle extending into recess with gas fire, coved ceiling, radiator. UPVC framed double glazed bay-window to the front elevation.



Reception Room Two

14'0" x 15'0" into chimney breast recess. Fireplace with inset gas fire, radiator, understairs storage cupboard. UPVC framed double glazed window. Door opening into:-

Kitchen

8'06" x 5'09" Stainless steel sink unit and drainer with cupboards under set into UPVC framed double glazed square-bay window, tiled walls. UPVC rear entrance door with frosted double glazed centre panel.

First Floor Landing

6'0" x 15'04" Return spindle balustrade, radiator, inbuilt storage cupboard. Panelled doors leading from the landing and opening into:-

Bedroom One

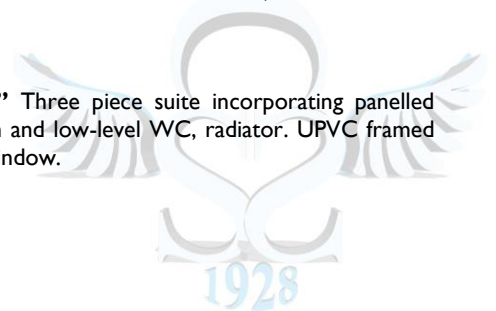
11'10" x 15'09" into chimney breast recess. Two UPVC framed double glazed windows to the front elevation, radiator.

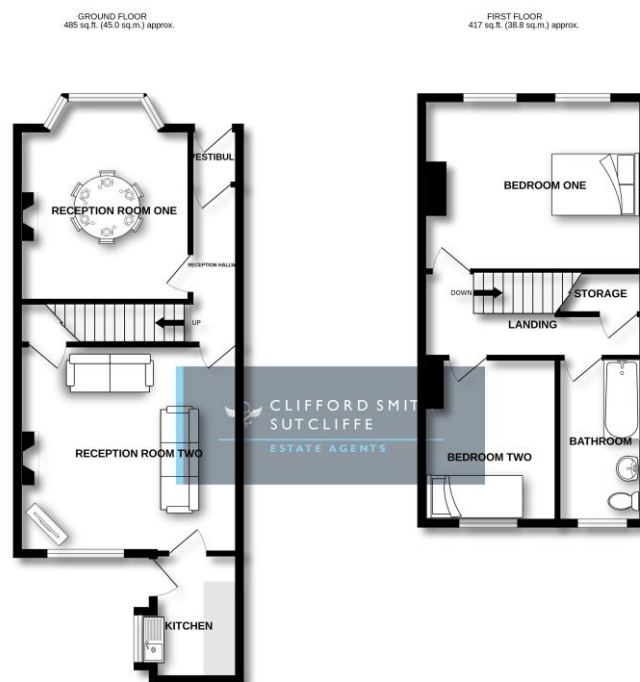
Bedroom Two

11'01" x 9'04" into chimney breast recess. UPVC framed double glazed window to the rear elevation, radiator.

Bathroom

11'01" x 5'10" Three piece suite incorporating panelled bath, wash basin and low-level WC, radiator. UPVC framed double glazed window.





TWO BEDROOM MID BAY TERRACE

TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors 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 a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other information as to the actual size, location and condition of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Please call 01274 222222.



Outside

Elevate forecourt with stone steps ascending to the front, enclosed yard to the rear with brick-built store and timber gate onto a private alley gated back street.

Tenure : Leasehold

Energy Performance Certificate Rating : F

Council Tax Band : A

Approximate Square Footage : 902 SqFt / 83.8 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

