



# HOLLINS AVENUE, CLIVIGER, BB10 4JF

[NO CHAIN]



**ENVIABLE SECLUDED POSITION / HIGHLY DESIRABLE SEMI-RURAL DEVELOPMENT / ATTRACTIVE, VERSATILE SEMI-DETACHED HOME** / Positioned at the foot of a secluded cul-de-sac on this highly desirable semi-rural development, affording versatile living accommodation which will appeal equally to couples and those seeking to downsize.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



The Property  
Ombudsman



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Occupying an enviable position at the foot of a secluded cul-de-sac, nestled beside Towneley parkland on this highly desirable, semi-rural development. Ideally placed on the outskirts of town, close to the rural villages of Hurstwood and Worsthorne, yet within easy reach of Pike Hill shopping parade, with Burnley town centre approximately two miles away.

A dormer-style semi-detached home affording versatile living accommodation with a further reception room or third bedroom at ground floor level, which may interest families or those seeking to downsize. The property has undergone a programme of refurbishment in recent times, with a bright, well-maintained interior throughout well proportioned reception spaces and bedrooms. A mature enclosed rear garden adds to the appeal, with an opportunity to appreciate the panoramic vista over the Towneley Estate and Cliviger valley beyond.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO/THREE RECEPTION SPACES, KITCHEN, SHOWER ROOM, TWO DOUBLE SIZED BEDROOMS TO THE FIRST FLOOR, LAWNED GARDEN TO FRONT, PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING TO A DETACHED GARAGE, PRIVATE MATURE GARDEN TO THE REAR.

## The Accommodation Afforded is as follows:-

### Square Pane Frosted Glazed Panelled Entrance Door

Opening into:-

### Entrance Porch

3'0" x 2'08" Laminate wood floor. Square pane frosted glazed panelled door opening into:-

### Reception Hallway

Stairs ascending to the first floor level, laminate wood floor, inbuilt meter cupboard, radiator. Gloss panelled door leading from the hallway and opening into:-

### Reception Room One

13'0" x 11'09" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator. UPVC framed double glazed picture-window to the front elevation. Opening into:-



### Reception Room Two

7'05" x 9'09" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.

### Reception Room Three / Bedroom

11'09" x 11'11" into door recess. Laminate wood floor, radiator, coved ceiling, understairs storage cupboard. UPVC framed double glazed sliding patio-style doors leading out into the private rear garden.







### Kitchen

**8'05" x 10'08"** Modern composite sink unit and drainer with cupboards under, matching range of wall and base units incorporating stainless steel oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops and part-tiled walls with concealed illumination, plumbing for washing machine, space for tumble dryer and American-style fridge freezer, inset spot lighting to ceiling, concealed gas combination boiler. UPVC framed double glazed windows to the side and rear elevation, UPVC door with frosted double glazed centre panel opening into the rear garden.



### Shower Room

**6'10" x 5'06"** Three piece white suite incorporating pedestal wash basin, low-level WC and step-in multi-function shower cubicle, tiled walls, heated towel rail. UPVC framed frosted double glazed window.

### First Floor Landing

**6'01" x 11'10"** plus recess. Panelled doors leading from landing and opening into:-



### Bedroom One

**11'09" x 10'03"** UPVC framed double glazed window affording an impressive open outlook to the rear elevation, radiator.



### Bedroom Two

**11'05" x 10'08"** UPVC framed double glazed window to the side elevation, radiator, wash basin set into vanity-style unit.





## Outside

Lawned garden to the front and block-paved driveway providing off road parking for several vehicles and extending at the side to a detached brick-built garage [16'01" x 9'06"] having up-and-over door, power and lighting installed, UPVC framed frosted double glazed window. Private enclosed mature garden to the rear, laid mainly to lawn with paved patio area, mature flower / shrub borders and timber fencing to the perimeter.

**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 919 SqFt / 85.4 SqM**

## Services :

Mains supplies of gas, water and electricity.

## Viewing :

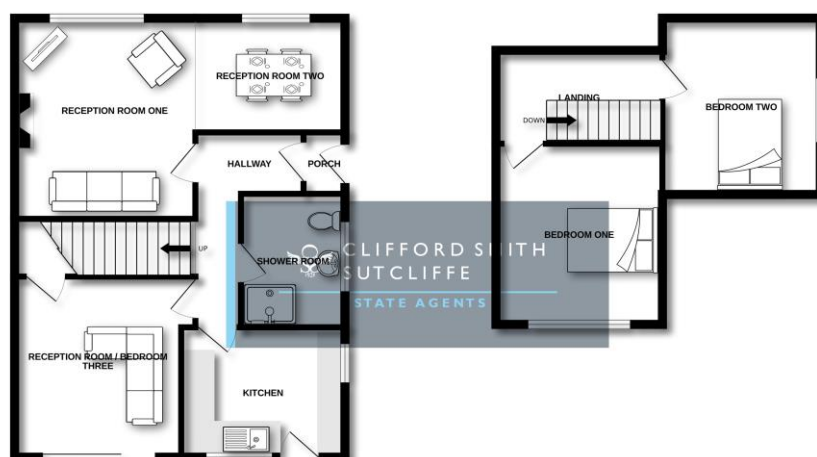
By appointment with our Burnley office.





GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

FIRST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TWO / THREE BEDROOM DORMER-STYLE SEMI

TOTAL FLOOR AREA: 919 sq.ft. (85.4 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 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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