



ASPEN DRIVE, BRUNSHAW PARK, BB10 3FB



POPULAR MEANDERING DEVELOPMENT / ELEVATED PANORAMIC OUTLOOK / WELL-PRESENTED THREE-BEDROOM HOME / Positioned well within this meandering development, enveloped by Millennium Woodland and well placed for local schools including Blessed Trinity. This well presented semi-detached home has been extended by way of a conservatory and offers accommodation to suit couples and young families.



CLIFFORD SMITH
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Positioned on this attractive meandering residential development, located towards the outskirts of town and boasting an elevated panoramic open outlook to the rear. Enveloped by Millennium Woodland, well placed for nearby Queens Park, Rowley and within a short distance on foot of the well regarded Blessed Trinity RC Secondary School. Only a few minutes by car from Burnley town centre and access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A modern semi-detached home affording well-presented accommodation which has been extended by way of a conservatory to the rear and which will appeal to couples and young families alike. Boasting a panoramic open outlook to the rear, there is more than ample space on offer, particularly to the ground floor, with a good-sized lounge; whilst to the first floor there are three bedrooms and a house bathroom. A neat lawned garden to the front boosts kerb appeal, with off-road parking and a low-maintenance private garden to the rear is a further feature.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, TWO PIECE CLOAKROOM, GOOD-SIZED RECEPTION ROOM, DINING KITCHEN, CONSERVATORY BOASTING ELEVATED OPEN OUTLOOK, THREE BEDROOMS, BATHROOM, LAWNED GARDEN TO FRONT, TARMACADAM DRIVEWAY TO SIDE, LOW-MAINTENANCE GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having twin frosted double glazed centre panels and opening into:-



Entrance Hallway

UPVC framed double glazed window to the side elevation, coved ceiling, radiator, dado rail, laminate wood floor. Square pane glazed panelled door to lounge and gloss-panelled door opening into:-

Two Piece Cloakroom

Two piece suite incorporating wash basin set into vanity-style unit and low-level WC, radiator. UPVC framed frosted double glazed window.



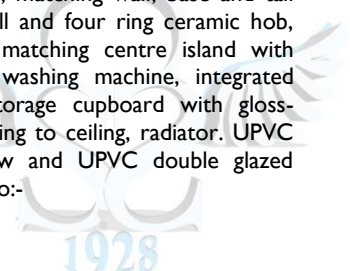
Reception Room One

15'11" x 15'10" Feature media wall with inset electric fire and space for TV, coved ceiling, decorative panelling, laminate wood floor, two radiators, stairs with spindle balustrade ascending to the first floor level. UPVC framed double glazed window to the front elevation. Gloss-panelled door opening through into:-



Breakfast Kitchen

14'06" x 8'04" 1 ½ bowl modern composite sink unit and drainer with cupboards under, matching wall, base and tall units incorporating oven / grill and four ring ceramic hob, co-ordinating worktops and matching centre island with breakfast bar, plumbing for washing machine, integrated fridge freezer, understairs storage cupboard with gloss-panelled door, inset spot lighting to ceiling, radiator. UPVC framed double glazed window and UPVC double glazed French-style doors opening into:-





Conservatory

11'10" x 11'08" UPVC framed double glazed construction set onto dwarf walling, radiator. UPVC framed double glazed window to side elevation and UPVC double glazed French-style doors opening into the private rear garden with excellent elevated outlook beyond.

First Floor Landing

Return spindle balustrade. UPVC framed double glazed window to the side elevation and gloss-panelled doors to:-



Bedroom One

14'01" x 8'04" Feature panelling, inset spot lighting to ceiling, radiator. UPVC framed double glazed window to the front elevation.

Bedroom Two

10'06" x 8'02" Inset spot lighting to ceiling, feature panelling, laminate wood floor, radiator. UPVC framed double glazed window affording an elevated open outlook to the rear elevation, radiator.

Bedroom Three

10'04" x 5'11" Inbuilt storage cupboard housing gas combination boiler, radiator. UPVC framed double glazed window to the front elevation.



Bathroom

5'11" x 6'02" Three piece modern white suite incorporating panelled bath with chrome mixer rain-shower fittings, tiled area and glazed screen over, wash basin set into vanity-style unit and low-level WC, fully tiled walls and floor area, inset spot lighting to ceiling, combination towel rail / radiator. UPVC framed frosted double glazed window.

Outside

Neat lawned garden with trees and shrubs to the front, tarmacadam driveway providing off-road parking for several vehicles to the side. Timber gate leading to the side and into a private low-maintenance tiered garden affording a panoramic elevated outlook to the rear, screened by timber fencing to the perimeter.





THREE BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with floorplan 02022



Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 67 SqM 731 SqFt

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

