



# THORNTON ROAD, PIKE HILL, BB10 4HQ

[NO CHAIN]



**POPULAR PIKE HILL AREA / CLOSE TO LOCAL SHOPPING PARADE / EXTENDED SEMI-DETACHED HOME / WELL MODERNISED THROUGHOUT** / Positioned well within this avenue of similar property, located in this popular area of town and affording extended living accommodation which will appeal to a range of potential purchasers.



CLIFFORD SMITH  
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ALL UNDER ONE ROOF



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Positioned well within this avenue of similar style property and located in the popular Pike Hill area of town. Ideally placed for nearby shopping parade, with regular bus routes into Burnley town centre, and on the fringe of the surrounding rural countryside of Worsthorne, Hurstwood and Cliviger.

A semi-detached property affording extended living accommodation which will appeal to first time buyers, couples and young families alike. The property benefits from the usual comforts installed throughout extended reception spaces at ground floor level and three bedrooms to the first floor. A modern kitchen and shower room add to the appeal, whilst gardens front and rear, a driveway and a detached garage are further features.

**BRIEFLY COMPRISING:-** ENTRANCE PORCH, HALLWAY, TWO RECEPTION ROOMS, KITCHEN, TWO PIECE CLOAKROOM, THREE BEDROOMS, MODERN SHOWER ROOM, LOW MAINTENANCE GARDEN TO FRONT, DRIVEWAY TO SIDE, DETACHED GARAGE, ENCLOSED PRIVATE REAR GARDEN.

## **The Accommodation Afforded is as follows:-**

### **UPVC Entrance Door**

Having diamond leaded double glazed centre panels and opening into:-

### **Entrance Porch**

UPVC framed double glazed constructions with diamond leaded double glazed panels to the front and side elevations. Glazed panelled door with frosted half-moon double glazed centre panel and frosted double glazed panel to side, opening into:-

### **Entrance Hallway**

**6'03" x 7'08"** Stairs ascending to the first floor level, radiator. Square pane frosted glazed panelled door opening into:-



### **Reception Room One**

**17'06" x 11'0"** into chimney breast recess. Feature fireplace with inset electric fire, coved ceiling, radiator. UPVC framed diamond leaded double glazed bay-window to the front elevation. Arched opening through into:-



### **Extended Reception Room Two**

**7'11" x 13'10"** Coved ceiling, radiator. UPVC framed double glazed window affording an open outlook to the rear elevation and UPVC rear entrance door with diamond leaded double glazed centre panel. Opening through to kitchen and access to:-

### **Cloakroom**

**8'0" x 2'08"** Two piece suite incorporating low-level WC and wash basin with tiled splashbacks, coved ceiling with extractor, inbuilt storage cupboard with louver door. Frosted glazed window.



### **Kitchen**

**10'04" x 7'06"** Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and glazed display units incorporating stainless steel oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops and part-tiled walls, space for tall fridge freezer, plumbing for washing machine, radiator. UPVC framed double glazed window to the side elevation, access to understairs storage cupboard.

## First Floor Landing

**5'09" x 2'08"** UPVC framed frosted double glazed window, spindle balustrade with polished wood handrail, loft access point. Gloss panelled doors leading from the landing and opening into:-



### Bedroom One

**9'03" x 9'10"** Range of fitted wardrobes and cupboards with sliding mirror fronted doors, radiator. UPVC framed diamond leaded double glazed bay-window to the front elevation.



### Bedroom Two

**8'0" x 11'0"** Range of fitted wardrobes and cupboards with louvre doors, laminate wood floor, radiator. UPVC framed double glazed window affording an open outlook to the rear elevation.

### Bedroom Three

**6'03" x 7'10"** UPVC framed diamond leaded double glazed window to the front elevation, radiator.



### Shower Room

**7'07" x 7'09"** Modern three piece white suite incorporating wash basin and low-level WC with concealed cistern set into vanity-style unit, corner glazed shower cubicle with mixer shower fittings and tiled area over, fully tiled walls, inbuilt storage cupboard housing modern Main gas combination boiler, heated towel rail. UPVC framed frosted double glazed window to the rear elevation.



### Outside

Low maintenance garden to the front with dwarf walling, wrought iron gates opening onto a private driveway providing off-road parking to the side and leading to a detached garage having power installed. Private enclosed garden to the rear laid mainly to paving with flower / shrub borders and timber perimeter fencing.





THREE BEDROOM SEMI DETACHED HOUSE  
 TOTAL FLOOR AREA: 818 sq.ft. (75.9 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 a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metreplan 13/05/25

**Tenure : Leasehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 818 SqFt / 75.9 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

