



BRUNSHAW ROAD, BURNLEY, BB10 4HP



HIGHLY DESIRABLE LOCATION / CLOSE TO PIKE HILL AMENITIES / ATTRACTIVE EXTENDED SEMI / Located on the fringe of the impressive Cliviger countryside, close to Pike Hill amenities, this semi-detached property affords attractively maintained, extended living accommodation to suit a range of purchasers including the growing family.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



APPROVED CODE
Trading Standards UK

rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Positioned within this highly desirable area of town, on the fringe of the impressive Cliviger countryside and nearby Towneley Parkland. Well placed within a short distance of Pike Hill shopping parade, with regular bus routes into Burnley town centre, and within a few minutes' drive of access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

This semi-detached property affords extended living accommodation which will appeal to a range of purchasers including the growing family. The immaculately maintained interior boasts the usual comforts throughout bright reception spaces, a modern kitchen and three bedrooms. There is a low maintenance garden to the front, screened by a mature beech hedge, a driveway providing off-road parking and a low-maintenance enclosed garden to the rear which has to be seen to be appreciated.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO RECEPTION ROOMS, MODERN EXTENDED KITCHEN, THREE BEDROOMS, FOUR PIECE BATHROOM, LOW MAINTENANCE GARDEN TO THE FRONT, DRIVEWAY PROVIDING OFF ROAD PARKING, ATTRACTIVE LOW-MAINTENANCE GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted leaded double glazed centre panel and frosted double glazed panels to side and over. Opening into:-

Reception Hallway

13'09" x 6'03" Stairs ascending to the first floor level with understairs storage cupboard. Laminate wood floor, inbuilt meter cupboard, fitted delft rack, radiator with feature cover. Gloss panelled doors leading from hallway and opening into:-



Reception Room One

15'06" x 12'02" Feature marble fireplace with matching inlay/hearth and inset coal-effect living flame gas fire, coved ceiling, wall light points, two radiators. UPVC framed double glazed bay window affording a private outlook to the front elevation. Glazed panelled door with glazed panels to side and opening into:-



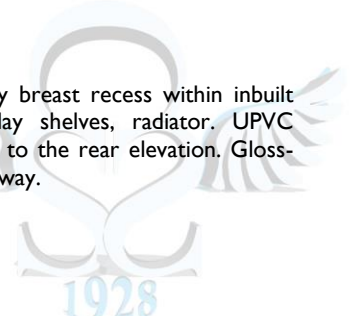
Kitchen

12'10" x 10'01" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of modern wall, base and tall units incorporating double oven / grill and four ring ceramic hob with stainless steel extractor canopy over, co-ordinating worktops with concealed illumination and part-tiled walls, integrated under counter fridge, freezer, dishwasher and washing machine, inset spot lighting to ceiling, tiled floor area, UPVC door with double glazed centre panel leading out into a private rear garden, radiator. UPVC framed double glazed windows to the side and rear elevations. Twin frosted glazed panelled door to:-



Reception Room Two

11'07" x 7'10" into chimney breast recess within inbuilt storage cupboards and display shelves, radiator. UPVC framed double glazed window to the rear elevation. Gloss-panelled door returning to hallway.



First Floor Landing

8'03" x 7'09" Radiator, picture rail, loft access point. Gloss-panelled doors leading from landing and opening into:-



Bedroom One

11'06" x 11'07" Comprehensive range of fitted wardrobes / cupboards with matching dressing table unit, radiator. UPVC framed double glazed bay-window to the front elevation.



Bedroom Two

9'08" x 10'10" Fitted range of modern wardrobes / cupboards with matching chest of drawers, radiator. UPVC framed double glazed window affording an open outlook to the rear elevation.

Bedroom Three

7'05" x 7'01" UPVC framed double glazed window to the front elevation, radiator, fitted cabin-style bed.



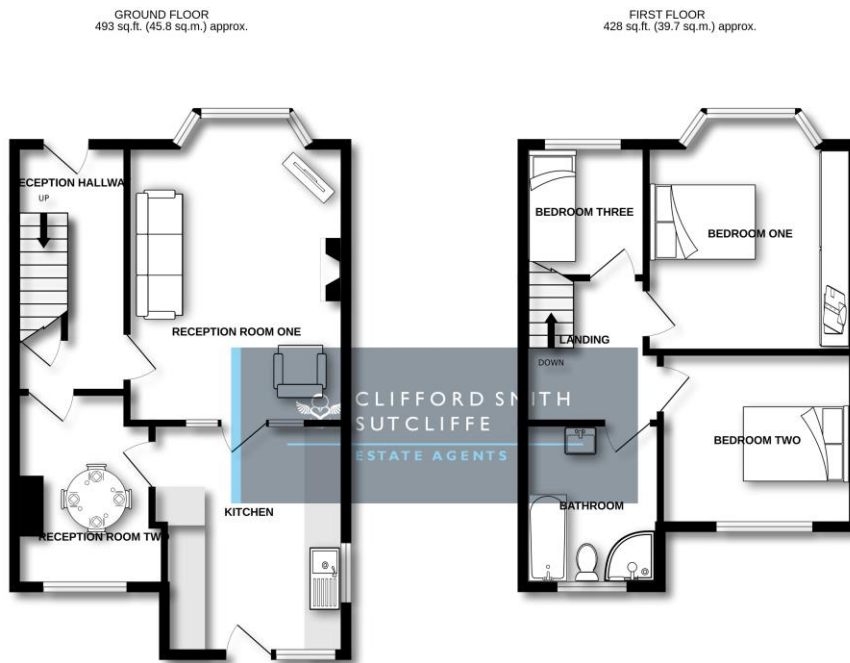
Bathroom

9'01" x 7'07" Four piece white suite incorporating panelled bath, low-level WC, wash basin set into vanity-style unit and step in glazed shower cubicle with chrome mixer rain shower fittings over, tiled walls, boarded ceiling with inset spot lighting, inbuilt linen / toiletry cupboard, chrome heated towel rail. UPVC framed frosted double glazed window.



Outside

Dwarf brick walling to the front with an attractive mature beech hedge. Low-maintenance gravelled area and tarmac driveway providing off-road parking. Impressive enclosed garden to the rear laid mainly to stone paving with raised flower / shrub borders, substantial timber summer-house with store and timber fencing to the perimeter.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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 Metropix 62025

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : TBC

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

