



MOUNT PLEASANT, WORSTHORNE, BB10 3LU



PRIVATE ELEVATED ROW / HEART OF RURAL WORSTHORNE VILLAGE / ATTRACTIVELY PRESENTED THROUGHOUT / PRIVATE DRIVEWAY & GARDEN / Situated on a private elevated row just off Church Square, this stone-built end terrace offers a rare combination of village convenience and countryside outlook. Believed to be the original Mount Pleasant property, it features a unique private driveway and front garden, two modern reception spaces flowing into a breakfast kitchen, three well-proportioned bedrooms and a Jack & Jill bathroom. Close to the village shop, local pubs, the Primary School and only minutes from Burnley town centre, it enjoys attractive views towards the church steeple and its own private garden. Early viewing is advised.



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Positioned on a private, elevated row just a stone's throw from the heart of this highly sought-after village, this characterful home enjoys an enviable setting surrounded by open countryside. Tucked just off Church Square, it lies moments from the village shop and well-regarded hostleries including the Crooked Billet and the Bay Horse. The local Primary School is only a short walk away, while Burnley town centre and its full range of amenities can be reached within minutes by car.

This stone-built end terrace, believed to be the original property retained by the builder of Mount Pleasant stands apart for its unique private driveway and generous front garden. The tastefully modernised interior offers all the expected comforts across two reception rooms, with the second opening seamlessly into a stylish breakfast kitchen. To the first floor are three well-proportioned bedrooms and a desirable Jack & Jill bathroom. With far-reaching views towards the church steeple and over its own private garden, this is a home of exceptional appeal. Early viewing is strongly recommended.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO RECEPTION ROOMS, MODERN BREAKFAST KITCHEN, THREE NICELY PROPORTIONED BEDROOMS, JACK & JILL-STYLE BATHROOM, ENCLOSED PAVED FORECOURT, GENEROUS SIZED ENCLOSED REAR YARD, PRIVATE TARMACADAM DRIVEWAY, GOOD-SIZED PRIVATE LAWNED GARDEN.

The Accommodation Afforded is as follows:-



Modern Composite Entrance Door

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

Reception Hallway

16'02" x 3'02" Stairs ascending to the first floor level, dado rail, radiator, laminate wood floor, inbuilt storage cupboard housing gas combination boiler. UPVC framed double glazed window to the side elevation. Attractive glazed panelled doors leading from the hallway and opening into:-



Reception Room One

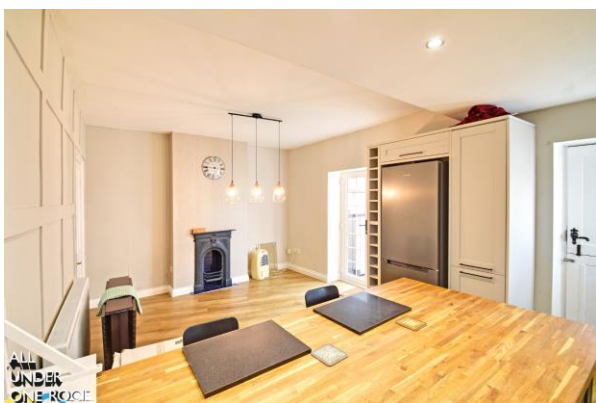
12'07" x 13'02" Exposed brickwork to chimney breast and cast-iron multi-fuel stove set onto stone hearth, dado rail, radiator, tiled floor area. UPVC framed double glazed window affording a private outlook to the front elevation.



Modern Breakfast Kitchen

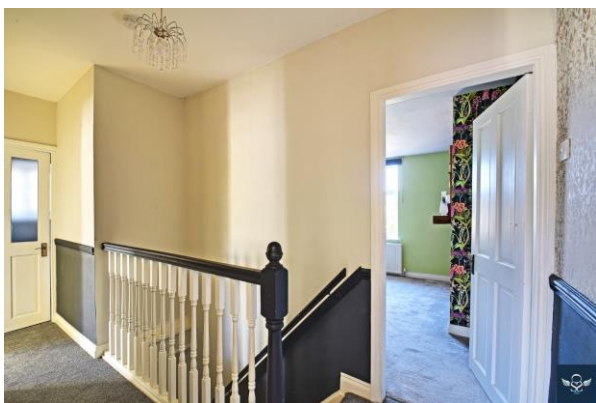
11'03" x 11'06" Modern composite sink unit and drainer with cupboards under, matching range of wall, base and tall units, co-ordinating timber worktops extending to provide breakfast bar and upstands, space for range style cooker with gas point and extractor canopy over, inset spot lighting to ceiling, laminate wood floor, plumbing for washing machine and dishwasher, space for tall fridge freezer. UPVC framed double glazed windows to the side and the rear elevation, stable-style door with glazed centre panel leading into a generous sized enclosed rear yard. Opening through into:-





Reception Room Two

11'04" x 11'02" into chimney breast recess. Cast-iron fireplace with co-ordinating colour tiled inlay, understairs storage cupboard, laminate wood floor, radiator. UPVC framed double glazed French-style doors leading into the rear yard,



First Floor Landing

5'05" x 14'02" Return spindle balustrade, loft access point. Gloss panelled doors leading from the hallway and opening into:-

Bedroom One

12'09" x 17'05" into chimney breast recess. UPVC framed double glazed window affording an elevated open outlook towards the church square, radiator. Twin frosted glazed panelled door to:-



Bathroom

8'05" x 10'01" Three piece white suite incorporating panelled bath with mixer shower fittings, tiled area and glazed screen over, wash basin and low-level WC with concealed cistern set into vanity-style unit. Inbuilt storage cupboard, boarded ceiling, chrome heated towel rail, laminate wood floor. UPVC framed double glazed window.





Bedroom Two

8'04" x 10'0" Sealed unit double glazed window to the rear elevation, radiator.



Bedroom Three

8'03" x 13'01" Fitted range of wardrobes with matching centre dressing table unit, radiator. Sealed unit double glazed window to the rear elevation.

Outside

Access to the front of the terrace with timber gate leading to a neatly paved enclosed forecourt with lamp post. Five-bar gate opening onto a generous sized tarmacadam driveway providing off-road parking for numerous vehicles, two timber sheds / storage, screened by mature trees and hedges and leading to a private lawned garden (Approx 356 SqM) with mature trees, bushes and dry stone walling to the perimeter.

Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : C

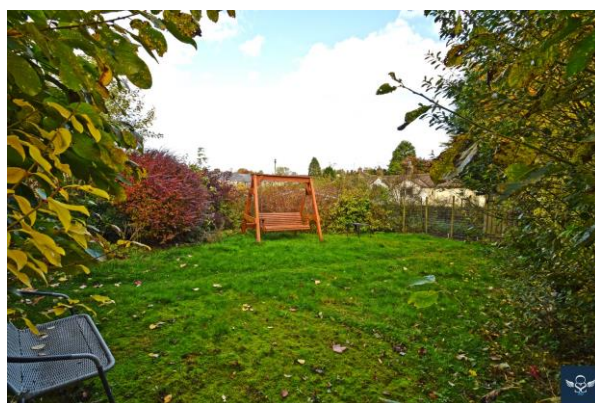
Approximate Square Footage : 998 SqFt / 92.7 SqM

Services :

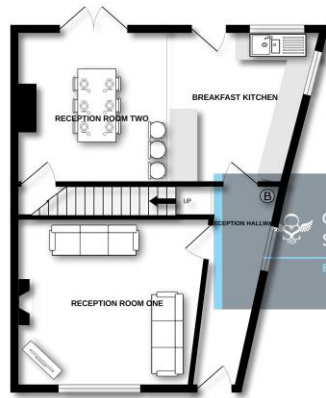
Mains supplies of gas, water and electricity.

Viewing :

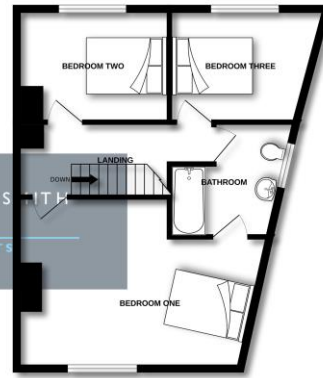
By appointment with our Burnley office.



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



THREE BEDROOM END TERRACE HOUSE

TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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 for 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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