



ANNARLY FOLD, WORSTHORNE, BB10 3AB



HEART OF RURAL WORSTHORNE VILLAGE / CLOSE TO VILLAGE AMENITIES / IMAGINATIVE CONTEMPORARY DEVELOPMENT / Located in the heart of the highly sought after rural village of Worsthorne on an imaginative development with a Cotswold-style influence, this detached property offers attractive living accommodation to suit couples and families alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



CTSI
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.

Located in the heart of the highly sought after rural village of Worsthorne and just-off the leafy village square. Enveloped within the stunning rural countryside of Worsthorne, Hurstwood and Cliviger, within walking distance of village amenities and hostellers, whilst only a few minutes drive from Pike Hill shopping parade.

Positioned within this imaginative development of varying style property with a Cotswold-style influence constructed circa 1990. This detached property affords contemporary living accommodation which goes hand in hand with a period charm and character and will most likely appeal to couples and families alike. A quality family-kitchen adds to the appeal at ground floor level, where a second reception room occupies the former garage. A courtyard style garden to the rear of the property with off-road parking is a further feature.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE LOUNGE WITH THREE OPEN ASPECTS, IMPRESSIVE FAMILY KITCHEN, FURTHER RECEPTION ROOM, SEPARATE UTILITY AND TWO PIECE CLOAKROOM, THREE NICELY PROPORTIONED DOUBLE-BEDROOMS, FOUR PIECE BATHROOM, COURTYARD STYLE GARDEN WITH OFF ROAD PARKING.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

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

Entrance Hallway

3'0" x 4'0" Radiator, beamed ceiling. Twin frosted glazed panelled doors leading from the hallway and opening into:-

Reception Room One

19'01" x 13'04" into chimney breast recess. Feature York stone fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, beamed ceiling, two radiators, stairs ascending to the first floor level. UPVC framed double glazed windows to the front, side and rear elevations. Glazed panelled door to utility / study area.



Impressive Breakfast Kitchen

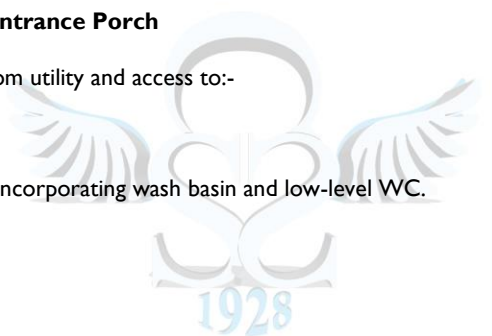
19'0" x 10'04" Inset 1 1/2 bowl sink unit and drainer with cupboards under, comprehensive range of modern wall, base and tall units with matching centre island and incorporating twin ovens / grill and four ring ceramic hob, co-ordinating worktops, integrated fridge freezer and dishwasher, set spot lighting to ceiling, attractive fitted snug with bench seating. UPVC framed double glazed windows to the front and the side elevation, UPVC door with double glazed centre panel leading to the side. Twin glazed panelled door opening into:-

Utility / Rear Entrance Porch

Doors leading from utility and access to:-

Cloakroom

Two piece suite incorporating wash basin and low-level WC.





Reception Room Two

9'0" x 16'10" UPVC framed double glazed window to the side elevation, wall mounted Vaillant gas combination boiler, access to useful attic storage area.

First Floor Landing



Bedroom One

10'05" x 13'05" Inbuilt wardrobes / storage cupboards, radiator, beamed ceiling. UPVC framed double glazed window to the side elevation and sealed unit double glazed window to the front.



Bedroom Two

8'02" x 10'04" Beamed ceiling, radiator. Square pane double glazed panelled windows to the side and to the rear elevation, inbuilt walk in wardrobe / storage cupboard.

Bedroom Three

10'03" x 9'03" Inbuilt storage cupboard, radiator, beamed ceiling. Square pane sealed unit double glazed window to the front elevation.



Four Piece Bathroom

8'04" x 11'06" Four piece modern white suite incorporating panelled bath, wash basin and low-level WC with cistern set into vanity-style unit and step in glazed shower cubicle with chrome mixer rain shower fittings over, beamed ceiling with inset spot lighting and extractor, part-tiled walls, heated towel rail. Square pane sealed unit frosted double glazed window.

Outside

Neat flower / shrub beds and stone steps ascending to the front. Access to private courtyard-style garden with paved patio and car parking, screened by stone walling and timber fencing.



GROUND FLOOR
688 sq.ft. (64.0 sq.m.) approx.

FIRST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



THREE BEDROOM DETACHED HOUSE
TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.
While 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 errors, 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.
Made with Floorplan 12025



Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : E

Approximate Square Footage : 1,175 SqFt / 109 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

