



BROWNSIDE ROAD, WORSTHORNE, BB10 3JS

[NO CHAIN]



DETACHED BUNGALOW / EXTENDED ACCOMMODATION / REQUIRING MODERNISATION / MATURE GARDENS & GARAGE INCLUDED / Enjoying a peaceful, elevated position overlooking the woodland of the Rowley Estate, this extended Thornton-built detached bungalow offers both tranquillity and convenience. Located within easy reach of Pike Hill's shops and providing well-proportioned accommodation with scope for modernisation and personalisation. Benefits include gas central heating, UPVC double glazing, gardens front and rear, a driveway, and an integral garage. Ideal for couples or downsizers, this appealing home offers excellent potential in a sought-after location.



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Enjoying an enviable elevated position overlooking the beautiful woodland surrounding the Rowley Estate, this Thornton-built detached bungalow combines tranquil surroundings with everyday convenience. Nestled within easy reach of Pike Hill's shopping parade, with regular bus routes providing quick access into Burnley town centre, the home also lies just moments from the picturesque rural villages of Worsthorne, Hurstwood, and Cliviger – perfect for those who enjoy countryside walks and a relaxed village lifestyle.

Step inside and discover a well-proportioned interior that has been thoughtfully extended to offer generous living space. The property features two inviting reception rooms and two comfortable bedrooms, presenting an ideal canvas for buyers wishing to create a home tailored to their own taste and style. A comprehensive programme of renovation will unlock the property's full potential, allowing you to make it truly your own.

Warm and welcoming, the home benefits from gas central heating and UPVC double glazing throughout. Outside, well-kept gardens to both the front and rear provide lovely outdoor space to enjoy, complemented by a private driveway and integral garage offering convenience and practicality.

This appealing bungalow is perfectly suited to couples and those looking to downsize without compromising on space, comfort, or setting — a wonderful opportunity to settle into a sought-after corner of Burnley with countryside on the doorstep.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, LOUNGE WITH ELEVATED OPEN OUTLOOK, KITCHEN, SECOND RECEPTION ROOM WITH SHOWER ROOM, TWO DOUBLE-SIZED BEDROOMS, BATHROOM, DRIVEWAY TO INTEGRAL GARAGE, GARDEN TO FRONT WITH STEPS ASCENDING, TIERED GARDEN TO THE REAR LAID MAINLY TO LAWN. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having colour leaded double glazed centre panel and double glazed panel to side and over, opening into:-

Entrance Porch

2'07" x 4'01" Glazed panelled door with glazed panels to side and over, opening into:-

Reception Hallway

13'04" x 4'0" Boarded ceiling, wall light point, radiator. Doors leading from the hallway and opening into:-



Reception Room One

12'02" x 14'0" Sliding double glazed patio style doors and affording an elevated open outlook over woodland to the front elevation. Stone built fireplace with polished wood mantle and marble hearth, boarded ceiling, wall light points, radiator.



Dining Kitchen

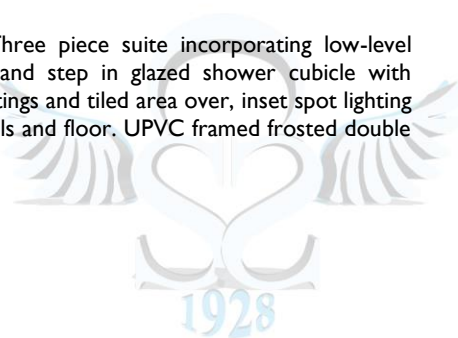
11'10" x 13'06" Modern composite sink unit and drainer with cupboards under set into centre island unit, matching range of wall and base units incorporating oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops and part-tiled walls, radiator with feature cover, tongue and groove boarding to dado height, boarded ceiling, space for tall fridge freezer. UPVC framed double glazed bay-window overlooking the rear garden. Door leading into:-

Rear Hallway

8'01" x 3'02" UPVC rear entrance door with frosted double glazed centre panel, boarded ceiling with inset spot lighting. Access to:-

Shower Room

7'08" x 3'03" Three piece suite incorporating low-level WC, wash basin and step in glazed shower cubicle with electric shower fittings and tiled area over, inset spot lighting to ceiling, tiled walls and floor. UPVC framed frosted double glazed window





Reception Room Two

12'03" x 7'04" Laminate wood floor, radiator, boarded ceiling with inset spot lighting, dado rail, plumbing for washing machine. UPVC framed double glazed window to the front elevation.



Bedroom One

12'02" x 11'05" Glazed window affording an open elevated outlook to the front elevation, radiator, coved ceiling.



Bedroom Two

11'10" x 10'0" UPVC framed double glazed window overlooking the rear garden, radiator, loft access point.

Bathroom

8'03" x 5'10" Three piece suite incorporating panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, fully tiled walls, radiator, extractor, inbuilt storage cupboard. UPVC framed double glazed window to the rear elevation.



Outside

Stone walling to the front and access onto private driveway providing off-road parking and leading to an integral garage **[18'0" x 11'02"]** having power and lighting installed, wall mounted gas combination boiler, access to further storage area beneath the house. Gated access to the side and leading into a generous sized rear garden laid mainly to lawn with mature trees and bushes to borders and timber fencing to the perimeter.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : D

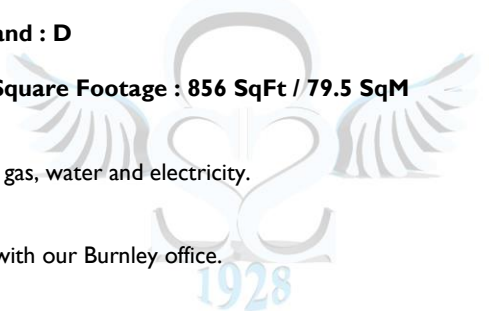
Approximate Square Footage : 856 SqFt / 79.5 SqM

Services :

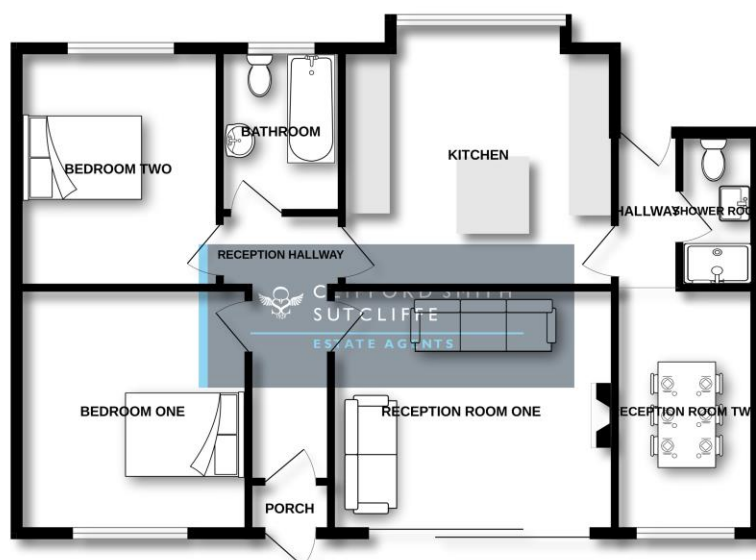
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TWO BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA: 856 sq.ft. (79.5 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 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.
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