



GARSWOOD CLOSE, BURNLEY, BB12 0EE

[NO CHAIN]



CHOICE POSITION ABUTTING GRASSLAND / ATTRACTIVELY PRESENTED THROUGHOUT / SUIT COUPLES AND DOWNSIZERS / Occupying a choice position well within the Lower Manor development, this dormer-style semi affords attractively presented accommodation to suit couples and downsizers alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



rightmove

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Occupying a choice position abutting open grassland to the rear, within this quiet cul-de-sac of similar property, well within the popular Lower Manor estate. Well placed in this semi-rural location, close to Reedley Marina and yet within easy reach of local amenities and Burnley town centre.

A dormer-style semi-detached home affording versatile living accommodation which will appeal to couples and those seeking to downsize. The property benefits from the usual comforts installed throughout a generous reception space and two bedrooms over the ground and first floors. Externally the property occupies a good-sized plot abutting open grassland to the rear, with a long driveway to a detached garage. A neat enclosed lawned garden to the rear of the property is a further feature.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE THROUGH RECEPTION ROOM, MODERN KITCHEN, TWO BEDROOMS, BATHROOM, LAWNED GARDEN TO FRONT, LONG TARMACADAM DRIVEWAY PROVIDING OFF-ROAD PARKING TO SIDE, DETACHED GARAGE, ENCLOSED LAWNED GARDEN TO THE REAR ABUTTING WOODLAND BEYOND.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Hallway

6'03" x 7'10" Coved ceiling, stairs ascending to the first floor level, inbuilt meter cupboard. Gloss-panelled doors and glazed panelled door opening into:-

Reception Room One

25'08" x 11'04" into chimney breast recess. Feature Limestone fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, two radiators. UPVC framed double glazed window to the front elevation and UPVC framed double glazed French-style doors opening into the private rear garden.



Kitchen

14'10" x 7'10" Stainless steel sink unit and drainer with cupboards under, matching range of modern wall, base and tall units incorporating stainless steel double oven / grill and four ring ceramic hob with concealed extractor canopy over, co-ordinating worktops and part-tiled walls, radiator, plumbing for washing machine, coved ceiling with inset spot lighting, under counter fridge and freezer, understairs storage cupboard. UPVC framed double glazed windows to the front and to the side elevations.

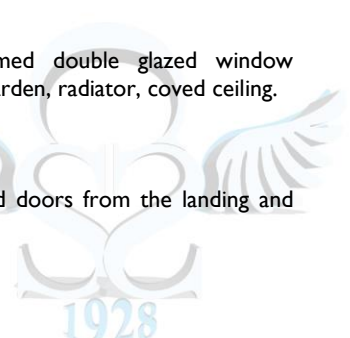


Bedroom Two

8'10" x 7'10" UPVC framed double glazed window overlooking the private rear garden, radiator, coved ceiling.

First Floor Landing

5'07" x 2'08" Gloss panelled doors from the landing and opening into:-





Bedroom One

16'0" x 11'03" Inbuilt wardrobes with sliding doors, radiator. UPVC framed double glazed window to the front elevation.



Bathroom

13'01" x 4'10" Three piece white suite incorporating panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, tiled walls, loft access point. UPVC framed frosted double glazed window. Access to:-

Inner Store

3'03" x 7'11" Wall mounted Baxi gas combination boiler, access to eaves storage areas.



Outside

Lawned garden to the front with mature borders. Long tarmacadam driveway extending to the side and leading to a detached garage having up-and-over door. Enclose lawned garden to the rear with timber fencing to the perimeter and abutting open grassland beyond.



Tenure : Leasehold

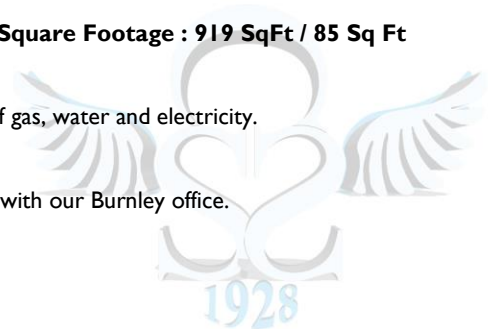
Energy Performance Certificate Rating : TBC

Council Tax Band : B

Approximate Square Footage : 919 SqFt / 85 Sq Ft

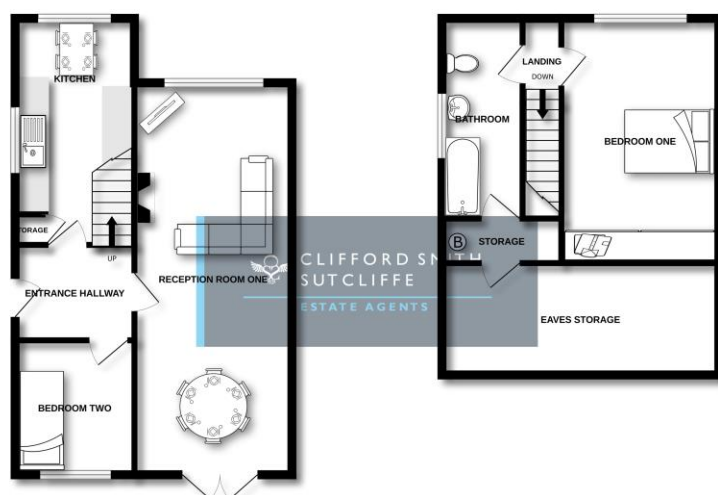
Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

FIRST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TWO BEDROOM DORMER-STYLE SEMI

TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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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