



VILLIERS STREET, BURNLEY, BB11 5ER

[NO CHAIN]



FORECOURT FRONTED TERRACE / GENEROUS LIVING ACCOMMODATION / WELL MAINTAINED THROUGHOUT / Located just off Accrington Road, this well-situated forecourt-fronted mid-terrace offers spacious living with two reception rooms, an extended rear kitchen, and two double bedrooms. Within walking distance of local amenities, close to bus routes into Burnley town centre, and only minutes from the M65 for excellent regional access, the well-maintained property is ideal for first-time buyers, couples, or investors, with early viewing strongly recommended.



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Located just off Accrington Road, this well-positioned home is within walking distance of a local shopping parade and ideally situated for convenient bus routes into Burnley town centre. The M65 motorway is only a few minutes away, offering excellent connectivity across the North West.

This forecourt-fronted mid-terrace property provides generously proportioned living accommodation, featuring two reception rooms and an extended kitchen to the rear. The interior is well maintained throughout, with the usual modern comforts already in place. Upstairs, you'll find two double-sized bedrooms, making the home suitable for first-time buyers, couples, or landlords seeking a reliable investment opportunity. Early viewing is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, TWO GOOD-SIZED RECEPTION ROOMS, EXTENDED KITCHEN, TWO DOUBLE-SIZED BEDROOMS, BATHROOM, FORECOURT, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having twin colour leaded double glazed centre panel and opening into:-

Entrance Vestibule

3'08" x 3'10" Dado rail. Square pane frosted double glazed panelled door opening into:-



Reception Room One

12'02" x 14'04" into chimney breast recess with inbuilt meter / storage cupboard. Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, dado rail, wall light points, radiator. UPVC framed double glazed window with upper colour leaded lights to the front elevation. Twin glazed panelled doors leading with stairs ascending to the first floor level, radiator, dado rail and twin glazed panelled door to:-



Reception Room Two

13'03" x 14'02" into chimney breast recess. Tiled fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, understairs storage cupboard, wall light points, dado rail, laminate wood floor, radiator. UPVC framed diamond leaded double glazed window to the rear elevation. Panelled door to:-



Extended Kitchen

14'01" x 7'08" Stainless steel sink unit and drainer with cupboards under, comprehensive range of wall, base and tall units, co-ordinating worktops, space for slot-in gas cooker with extractor hood over, plumbing for washing machine, space for tall fridge freezer and tumble dryer, wall mounted Baxi gas combination boiler. UPVC framed double glazed window and UPVC door with frosted double glazed centre panel leading into an enclosed rear yard.

First Floor Landing

5'04" x 6'03" Stairs to bathroom, loft access point. Panelled doors from landing and opening into:-



Bedroom One

11'04" x 14'03" into chimney breast recess. UPVC framed diamond leaded double glazed window, radiator.



Bedroom Two

11'0" x 14'02" maximum into chimney breast recess. UPVC framed diamond leaded double glazed window to the rear elevation, radiator.



Bathroom

7'11" x 7'04" Three piece suite incorporating panelled bath with tiled area and glazed screen over, pedestal wash basin and low-level WC, tiled walls, tongue and groove boarding, extractor, radiator, frosted glazed skylight.

Outside

Neat forecourt with dwarf stone walling and wrought iron railings. Enclosed yard to the rear with gate onto an alley-gated back street.

Tenure : Leasehold

Energy Performance Certificate Rating : C

Council Tax Band : A

Approximate Square Footage : 887 SqFt / 82.4 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
497 sq ft. (46.2 sq.m.) approx.

FIRST FLOOR
391 sq ft. (36.3 sq.m.) approx.



TWO BEDROOM MID-TERRACE HOUSE

TOTAL FLOOR AREA: 887 sq ft. (82.4 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 not 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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