



MARTON DRIVE, BURNLEY, BB11 4RE

[NO CHAIN]



POPULAR PARKLANDS DEVELOPMENT / THREE-BEDROOM SEMI / GENEROUS SIZED PLOT / REQUIRING MODERNISATION / Positioned at the head of a secluded cul-de-sac on the sought-after Parklands Development, this semi-detached property offers convenient access to Rosehill schools, local shops, regular bus routes into Burnley and the X43 to Manchester, with the M65/M66 only a short drive away. Ideal for first-time buyers or families, it provides easily maintained accommodation with scope for modernisation, and enjoys good-sized private gardens to the front and rear, along with a generous driveway and attached garage. Early viewing is recommended.



CLIFFORD SMITH
SUTCLIFFE
ALL UNDER ONE ROOF



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Positioned at the head of a secluded cul-de-sac just off Manchester Road, this property enjoys a prime location on the highly sought-after Parklands Development. It is ideally situated for access to Rosehill schools and the nearby shopping parade, with regular bus routes serving Burnley town centre as well as the X43 commuter route to Manchester. The M65 and M66 motorways are only a short drive away, providing excellent connectivity throughout the Northwest.

This semi-detached home presents an exciting opportunity for first-time buyers and families alike. Offering easily maintained accommodation with the usual comforts already installed, the property would benefit from a programme of modernisation, allowing the buyer to put their own stamp on it. Externally, it enjoys good-sized, private gardens to both the front and rear, along with a generous private driveway and an attached garage. Early viewing is strongly recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, SEPARATE UTILITY ROOM, THREE BEDROOMS, BATHROOM WITH SEPARATE WC, PRIVATE GARDEN TO THE FRONT, LONG DRIVEWAY TO AN ATTACHED GARAGE, PRIVATE ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

Entrance Porch

2'03" x 6'11" Double opening UPVC framed double glazed doors with double glazed panels to side and over, tiled floor area. UPVC entrance door with colour leaded frosted double glazed centre panel and opening into:-

Reception Hallway

11'05" x 6'02" Stairs with balustrade ascending to the first floor level, understairs storage cupboard, inbuilt storage cupboard, radiator. Doors leading from the hallway and opening into:-

Reception Room One

11'08" x 11'07" into chimney breast recess. Gas fire set into wood surround, coved ceiling, radiator. UPVC framed double glazed window overlooking the front garden. Sliding glazed panelled doors to:-



Reception Room Two

10'11" x 8'09" Coved ceiling, radiator. UPVC framed double glazed window overlooking the rear garden.



Kitchen

10'10" x 8'11" Stainless steel sink unit and drainer with cupboards under, matching range of solid wood fronted wall and base units incorporating oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops and part-tiled walls, radiator, space for tall fridge freezer. UPVC framed double glazed window overlooking the rear garden. Access to:-





Utility Room

8'10" x 8'05" Ceramic Belfast-style sink, wall mounted Baxi gas combination boiler. UPVC framed double glazed window and UPVC door with double glazed centre panel opening into the rear garden.



First Floor Landing

7'11" x 6'01" Return spindle balustrade. UPVC framed frosted double glazed window to the side elevation. Doors leading from the landing and opening into:-



Bedroom One

11'10" x 10'10" plus door recess. Range of fitted wardrobes / cupboards, radiator. UPVC framed double glazed window to the front elevation.

Bedroom Two

10'09" x 8'11" plus door recess with inbuilt storage cupboard. UPVC framed double glazed window affording an open elevated outlook to the rear, radiator, loft access point.



Bedroom Three

8'09" x 7'08" Inbuilt storage cupboard. UPVC framed double glazed window to the front elevation, radiator.



Bathroom

5'05" x 5'11" Two piece white suite incorporating panelled P-shaped bath with chrome mixer shower fittings, tiled area and curved glazed screen over, pedestal wash basin, tiled walls, shaver point, radiator. UPVC framed frosted double glazed windows.

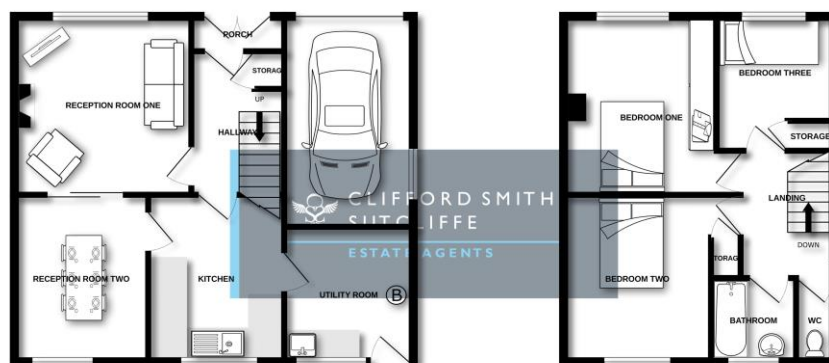
Separate WC

5'08" x 2'05" Low-level WC, part-tiled walls. UPVC framed frosted double glazed window.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

FIRST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA - 979 sq.ft. (91.0 sq.m.) approx.

While 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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Outside

Dwarf brick walling with opening onto a generous-sized tarmacadam driveway providing off-road parking and leading to an attached garage [16'08" x 8'08"] having up-and-over door, power and lighting installed. UPVC framed frosted double glazed window. Lawned garden to the front with an abundance of mature trees and bushes adding to privacy. Paved access to the side and leading into a good-sized garden laid mainly to lawn with shrub borders, mature trees, bushes and timber fencing to the perimeter.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 979 SqFt / 91 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

