



## PLANE TREE CLOSE, BURNLEY, BB11 5HS

[NO CHAIN]



Situated in an exclusive short cul-de-sac just off Rossendale Road, this well-maintained brick-built semi-detached home offers ideal accommodation for couples and families. Conveniently located close to Rosehill amenities, regular bus routes including the X43 to Manchester, and with easy access to the A56 and M65 motorways. The property features bright and versatile living space, a modern kitchen and shower room, and three bedrooms. Set on a generous plot with low-maintenance gardens, a long block-paved driveway, and a detached garage.



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The Property  
Ombudsman



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Positioned within an exclusive short cul-de-sac of similarly styled homes, this attractive property is located just off Rossendale Road and close to the Manchester Road summit. Ideally placed within easy reach of Rosehill amenities, the area benefits from regular bus services, including the popular X43 route to Manchester. Excellent transport links are further enhanced by swift access to both the A56 and M65 motorways, offering convenient travel across the Northwest.

The property itself is a brick-built semi-detached home providing well-maintained and versatile living accommodation, ideal for couples and families alike. Internally, the bright and spacious layout comprises welcoming reception spaces, a modern fitted kitchen and shower room, and three well-proportioned bedrooms.

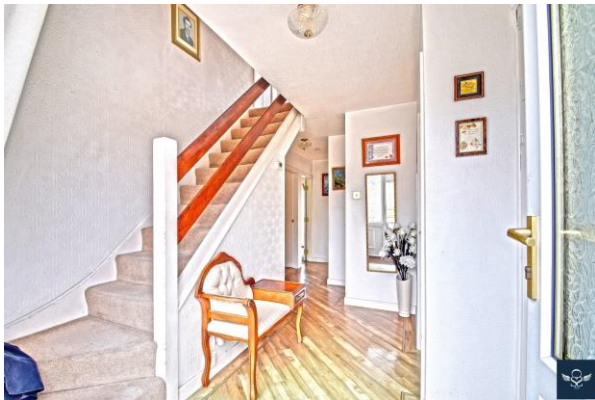
Occupying a generous plot, the home enjoys low-maintenance gardens to both the front and rear, along with a long block-paved driveway providing ample off-road parking and leading to a detached garage.

**BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO PIECE CLOAKROOM, SHOWER ROOM, TWO RECEPTION ROOMS, KITCHEN, GENEROUS CONSERVATORY, THREE BEDROOMS, TWO PIECE WC, LOW-MAINTENANCE GARDEN TO THE FRONT, EXTENSIVE BLOCK-PAVED DRIVEWAY TO THE SIDE, DETACHED BRICK-BUILT GARAGE, ATTRACTIVE PRIVATE LOW-MAINTENANCE REAR GARDEN.**

## **The Accommodation Afforded is as follows:-**

### **UPVC Entrance Door**

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



### **Reception Hallway**

**20'09" x 10'05"** Stairs ascending to the first floor level with understairs storage cupboard, inbuilt storage cupboards, radiator, Karndean floor area. Gloss-panelled doors from the hallway and opening into:-

### **Two Piece Cloakroom**

**5'04" x 2'10"** Two piece white suite incorporating low-level WC and corner wash basin, fully tiled walls, radiator, Karndean style floor. UPVC framed frosted double glazed window.



### **Shower Room**

**5'07" x 5'04"** Two piece white suite incorporating step in shower tray with chrome mixer shower fittings, tiled area and glazed screen, corner wash basin set into modern vanity-style unit, fully tiled walls, heated towel rail, extractor, Karndean floor area. UPVC framed frosted double glazed window.







**Reception Room One**

**16'02" x 11'03"** Polished wood fireplace with marble inlay / hearth and inset coal effect gas fire, coved ceiling, two radiators. UPVC framed double glazed window to the front elevation. Double opening glazed panelled doors with glazed side panels opening through into:-



**Reception Room Two**

**9'11" x 11'04"** Coved ceiling, radiator, gloss-panelled door returning to hallway. Aluminium framed sliding double glazed patio-style doors opening into:-



**Conservatory**

**11'09" x 10'11"** UPVC framed double glazed construction set onto dwarf walling, wall light points, laminate wood floor with under floor heating. UPVC framed double glazed French-style doors opening into the rear garden.

## Kitchen

**10'01" x 10'02"** 1 ½ bowl modern composite sink unit and drainer with cupboards under, comprehensive range of modern wall, base and tall units incorporating double oven / grill and four ring ceramic hob with concealed extractor hood over, co-ordinating worktops and part-tiled walls, plumbing for washing machine, integrated fridge freezer, Karndean style floor area. UPVC framed frosted double glazed window to the side elevation, UPVC framed double glazed window to the rear and UPVC rear entrance door with frosted double glazed centre panels.



## First Floor Landing

**11'06" x 2'11"** Loft access point. Gloss panelled doors leading from landing and opening into:-



**Bedroom One**

**16'08" x 11'04"** Fitted wardrobes / cupboards with mirror fronted doors to centre and matching chest of drawers, radiator, access to eaves storage. UPVC framed double glazed window to the front elevation.





### Bedroom Two

8'11" x 10'0" UPVC framed double glazed window affording an elevated panoramic open outlook to the rear elevation, inbuilt storage cupboard, radiator.



### Bedroom Three

8'07" x 7'02" UPVC framed double glazed window to the front elevation, radiator.

### WC

2'07" x 7'01" Two piece white suite incorporating low-level WC and pedestal wash basin, fully tiled walls, Karndean style floor, radiator. UPVC framed frosted double glazed window.



### Outside

Low maintenance gravelled garden to the front, block-paved driveway providing off-road parking for several vehicles and leading to a detached garage having up-and-over door. Timber gate opening into a generous-sized private rear garden laid mainly to low-maintenance gravelled areas with paved walkways, mature fruit trees, bushes and timber perimeter fencing.



**Tenure : Leasehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

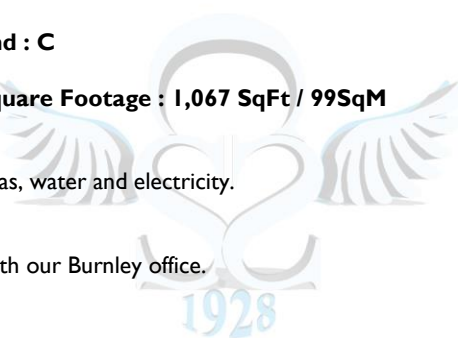
**Approximate Square Footage : 1,067 SqFt / 99SqM**

### Services :

Mains supplies of gas, water and electricity.

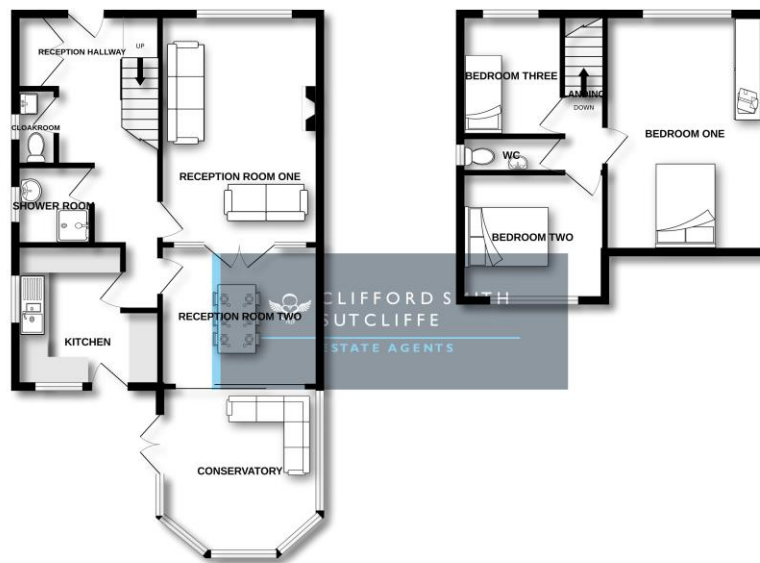
### Viewing :

By appointment with our Burnley office.



GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

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



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1067 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, 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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