



IGHTEN ROAD, IGHTEHILL, BB12 0LJ



Characterful 1934 brick-built semi-detached home in the highly sought-after Ightenhill area, overlooking parkland and open countryside. Beautifully presented with period features including fireplaces and decorative ceilings, complemented by Farrow & Ball colour schemes. Offering two reception rooms, three bedrooms and a useful lower-ground storage area with potential, subject to permissions. Benefitting from a modern heating system with a 13-year guarantee, double-glazed windows, landscaped gardens, and a private driveway. Ideally located for local schools, amenities, transport links and the M65.



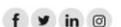
CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



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Nestled on the edge of the picturesque Ightenhill parkland, this characterful 1934 brick-built semi-detached home occupies a prime position within one of the area's most sought-after neighbourhoods, offering the perfect balance between tranquil green surroundings and everyday convenience. Open countryside is just moments away, along with Padiham Road's shops and amenities, regular bus routes to Burnley and Padiham town centres, well-regarded local schools including Wellfield, and excellent access to the M65 for travel across the North West.

Thoughtfully presented to enhance its period charm, the property features Farrow & Ball colour schemes throughout and retains a wealth of original details such as fireplaces, decorative ceilings and character doors, creating a warm and welcoming atmosphere. Two spacious reception rooms provide flexible living and dining options, while three well-proportioned bedrooms offer comfortable family accommodation. Recent investments include a modern central heating system, complete with a 13-year guarantee, adding everyday comfort and peace of mind. UPVC double-glazed windows frame far-reaching panoramic views across the rolling Lancashire countryside, while a useful lower-ground storage area offers exciting potential for future development, subject to the usual permissions. Externally, the home enjoys excellent kerb appeal with a beautifully landscaped front garden and a private side driveway providing off-road parking for several vehicles. To the rear, the expansive garden has been extensively redesigned for low-maintenance enjoyment, featuring paved patio areas, raised timber planters and a level artificial lawn, all enclosed by timber fencing to create a private and relaxing outdoor space.

BRIEFLY COMPRISING:- OPEN PORCH, RECEPTION HALLWAY, TWO INVITING RECEPTION ROOMS, KITCHEN, SIDE PORCH / STORE, THREE BEDROOMS, FOUR PIECE BATHROOM, LOWER GROUND FLOOR STORAGE AREA WITH EXCELLENT POTENTIAL, LANDSCAPED GARDEN TO FRONT, PRIVATE DRIVEWAY TO THE SIDE, IMPRESSIVE PRIVATE REAR GARDEN.

The Accommodation Afforded is as follows:-

Open Porch

7'06" x 3'06" Brick pillar, period square pane glazed panelled door with glazed panel over opening into:-



Reception Hallway

7'02" x 6'11" Stairs with spindle balustrade ascending to the first floor level, understairs storage cupboard, coved ceiling with picture rail, radiator, solid wood floor area. Glazed window to the front elevation and panelled doors leafing from the hallway, opening into:-



Reception Room One

11'0" x 13'0" into chimney breast recess. Impressive tiled fireplace with matching inlay / hearth and open dog-grate, coved ceiling with picture rail, solid wood floor area, radiator. UPVC framed double glazed window with upper leaded lights affording an attractive outlook towards Ightenhill parkland to the front. Opening through into:-





Reception Room Two

11'0" x 12'08" into chimney breast recess. Feature cast-iron multi-fuel cylinder stove set onto York-stone hearth, coved ceiling with picture rail, solid wood floor area, radiator. UPVC framed double glazed bay-window affording a breathtaking panoramic open outlook to the rear elevation.



Kitchen

11'0" x 7'01" 1 1/2 bowl modern composite sink unit and drainer with cupboards under, matching range of base and illuminated glazed display units, co-ordinating worktops and part-tiled walls with concealed illumination, space for range-style cooker with gas point and extractor canopy over, plumbing for dishwasher, space for tall fridge freezer. UPVC framed double glazed window affording a panoramic open outlook the rear elevation. Glazed panelled door to:-

Glazed Side Porch / Store

First Floor Landing

6'10" x 7'05" Return spindle balustrade, loft access point, picture rail, UPVC framed frosted double glazed window to the side elevation. Panelled doors leading from landing and opening into:-



Bedroom One

11'01" x 13'01" into chimney breast recess with inbuilt wardrobes. Feature fireplace, picture rail, radiator. UPVC framed double glazed window affording an attractive outlook towards Ightenhill parkland.





Bedroom Two

11'01" x 13'06" into chimney breast recess. Feature fireplace, picture rail, radiator. UPVC framed double glazed window affording a panoramic open outlook to the rear elevation.

Bedroom Three

7'09" x 7'0" UPVC framed double glazed window to the front elevation, picture rail, radiator.

Four Piece Bathroom

7'06" x 7'06" Four piece white suite incorporating panelled corner bath, pedestal wash basin, low-level WC and step in glazed corner shower cubicle with chrome mixer shower fittings and tiled area over, part-tiled walls, tongue and groove boarding to dado height, chrome heated towel rail. Two UPVC framed double glazed windows to the rear elevation.

Outside

Dwarf brick walling and lush green laurel hedging, wrought iron gate with neatly paved garden forecourt, raised timber flower planters. Double wrought iron gates opening onto a private driveway, providing off-road parking to the side with electric car charging point. Timber gates opening into an impressive, landscaped rear garden with attractive resin areas and steps descending to an easily maintained level garden with paved patio and artificial lawn, timber raise beds and planters, garden lighting and timber fencing adding privacy to the perimeter. Access to substantial store beneath the property with excellent further potential.



Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

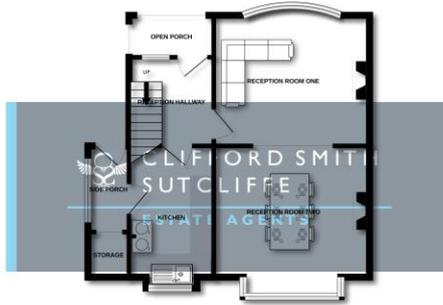
Approximate Square Footage : 1,153 SqFt / 107 SqM



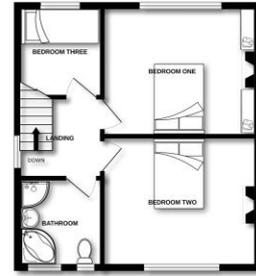
LOWER GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



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



FIRST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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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Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

