



IGHTEN ROAD, IHTENHILL, BB12 0LJ



An impressive four-floor semi-detached family home in an elevated position overlooking Ightenhill Park, with panoramic rear views, spacious living areas, three double bedrooms, ample parking and attractive gardens. Conveniently placed for Padiham Road amenities, transport links and the M65, early viewing is highly recommended.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying a truly enviable elevated position overlooking Ightenhill Park to the front and commanding far-reaching panoramic views across the surrounding area to the rear, this exceptional semi-detached residence offers a rare opportunity to acquire a substantial family home of immense character and versatility.

Arranged over four floors, the property seamlessly combines period charm with the conveniences of modern family living. Ideally situated within easy reach of Padiham Road's excellent amenities, regular transport links to Burnley and Padiham, and with swift access to the M65 motorway, the location perfectly balances connectivity with a peaceful residential setting.

The spacious and well presented accommodation centres around two inviting reception areas, offering flexible living and entertaining space. The second reception room enjoys an elevated outlook to the rear and flows effortlessly into the fitted kitchen, creating an ideal space for both everyday family life and social gatherings.

Across the upper floors, three generous double bedrooms provide excellent accommodation, including an impressive principal suite complemented by an en-suite shower room. The elevated position of the property ensures many rooms benefit from attractive open aspects and an abundance of natural light.

Externally, the home continues to impress. A generous driveway provides ample off-road parking for multiple vehicles, while mature landscaped gardens enhance the property's striking kerb appeal. To the rear, a private garden oasis has been thoughtfully designed with a variety of seating and entertaining areas, allowing occupants to relax and dine al fresco. A lower ground-floor area currently utilised as storage could provide further living accommodation as many have already realised on this row.

Homes in such a commanding position, offering this level of space, character and outdoor enjoyment, are seldom available. Early viewing is strongly advised to fully appreciate all that this outstanding family home has to offer.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO RECEPTION ROOMS THE SECOND OPENING INTO THE KITCHEN ACROSS THE REAR OF THE PROPERTY, TWO DOUBLE-SIZED BEDROOMS TO THE FIRST FLOOR, THE MAIN BEDROOM BENEFITTING FROM AN ENSUITE SHOWER ROOM, FAMILY BATHROOM. A FURTHER THIRD BEDROOM TO THE SECOND FLOOR, DRIVEWAY PROVIDING OFF-ROAD PARKING TO THE FRONT WITH WELL-STOCKED GARDEN, PRIVATE GARDEN TO THE REAR WITH PAVED PATIO AREAS AND SECLUDED LAWNED GARDEN, USEFUL STORES BENEATH THE PROPERTY OFFERING EXCELLENT FURTHER POTENTIAL .

The Accommodation Afforded is as follows:-

Entrance Porch

2'08" x 7'04" UPVC entrance door having full length double glazed centre panel and double glazed panels to side and over. UPVC framed double glazed window to the side elevation, quarry tiled floor area, inset spot lighting to ceiling. Colour leaded glazed panelled door with colour glazed panel over, opening into:-



Reception Hallway

8'04" x 7'0" Stairs with spindle balustrade ascending to the first floor level with understairs storage cupboard, attractive wood floor area, coved ceiling, radiator, glazed window to the front. Panelled doors leading from the hallway and opening into:-



Reception Room One

11'01" x 13'06" into chimney breast recess. Cast-iron multi-fuel stove set onto a stone hearth with tiled inlay, coved ceiling with picture rail, radiator, attractive wood floor. UPVC framed double glazed bow-window to the front elevation with upper colour leaded lights.





Kitchen

11'01" x 8'02" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating stainless steel oven / grill and four ring gas hob with extractor hood over, co-ordinating worktops, inset spot lighting to ceiling, tiled floor area. UPVC framed double glazed bay-window to the side elevation, glazed panelled rear entrance door. Opening through into:-



Reception Room Two

11'03" x 12'06" into chimney breast recess. Cast-iron multifuel stove set onto a stone hearth with brick inlay and polished wood lintel over, attractive wood floor, picture rail, radiator. UPVC framed double glazed window affording an open elevated outlook to the rear elevation.

First Floor Landing

6'11" x 8'0" Return spindle balustrade, stairs ascending to the second floor. UPVC framed double glazed window to the side elevation. Gloss-panelled doors leading from the landing and opening into:-



Master Bedroom

10'11" x 13'11" UPVC framed double glazed window overlooking parkland to the front elevation, inset spot lighting to ceiling, picture rail, attractive wood floor, radiator. Arched opening into:-

Ensuite Shower Room

3'07" x 6'11" Three piece modern white suite incorporating pedestal wash basin, low-level WC and glazed corner shower cubicle with Mira electric shower fittings and tiled area over, half tiled walls, wood floor area, radiator. UPVC framed frosted double glazed window.





Bedroom Two

11'05" x 12'03" UPVC framed double glazed window affording a panoramic open outlook to the rear elevation, picture rail, cast iron fireplace.



House Bathroom

8'01" x 7'11" Four piece white suite incorporating panelled bath and pedestal wash basin with tiled splashbacks, low-level WC and step-in corner glazed shower cubicle with chrome mixer shower fittings and tiled area over, anthracite heated towel rail, inset spot lighting to ceiling, shaver point. UPVC framed frosted double glazed window.

Second Floor



Bedroom Three

19'07" x 11'02" incorporating staircase. UPVC framed double glazed window to the side elevation and double glazed Velux-style window to the rear, access to further eaves storage areas and inbuilt storage cupboards.

Outside

Tarmacadam driveway providing off-road parking to the front, mature well-planted front garden adding to the privacy with dwarf brick retaining wall. Access to the side of the property and leading to mature garden oasis with paved patio areas and steps into a lawned garden with mature well-planted borders and timber perimeter fencing.

Access to lower-ground floor storage areas with power and lighting installed, excellent further potential for further living accommodation.





Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 1,566 SqFt / 145 SqM

Services :

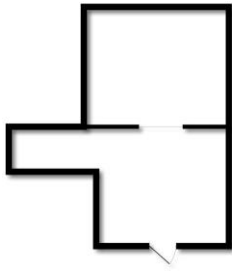
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



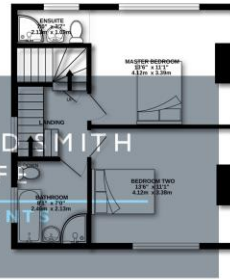
LOWER GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



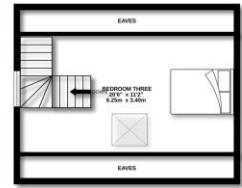
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



FIRST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



SECOND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1566 sq.ft. (145.5 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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