



THURSFIELD ROAD, BURNLEY, BB10 4EL



An immaculately maintained stone-built bay terrace, constructed circa 1900 and proudly bearing the name Towneley View, enjoying an enviable elevated outlook over Fulfilled Recreation Ground and Towneley Holme playing fields, with Towneley Park only a short walk away. Well placed for local schools, Lower Brunshaw amenities and bus routes into Burnley town centre, the property offers two attractive reception rooms, a modern kitchen, glazed rear porch, three well-proportioned bedrooms, modern shower room and a useful basement/cellar. Externally, excellent kerb appeal is created by dwarf stone walling and a neatly clipped privet hedge, with an enclosed rear yard beyond.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Positioned within a secluded row of similar bay-fronted homes, constructed circa 1900 and proudly bearing the name Towneley View, this attractive stone-built terrace enjoys an enviable elevated outlook over Fullede Recreation Ground, with Towneley Holme playing fields beyond and Towneley Park itself only a short walk away. The property is also well placed for local schools, Lower Brunshaw shopping amenities and regular bus routes into Burnley town centre from nearby Lyndhurst Road.

A substantial and immaculately maintained bay-fronted terrace, the accommodation will appeal to couples and families alike. The ground floor offers two attractive reception rooms, together with a modern kitchen and glazed porch to the rear, while the first floor provides three well-proportioned bedrooms and a modern shower room. A generous basement offers excellent scope for a variety of uses, with an additional cellar area beyond. Externally, the property oozes kerb appeal, with dwarf stone walling and a neatly clipped privet hedge to the front, together with an enclosed rear yard providing a further practical feature.

BRIEFLY COMPRISING:- OPEN VERANDA, ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO ATTRACTIVE RECEPTION ROOMS, USEFUL BASEMENT, MODERN KITCHEN, GLAZED REAR PORCH, THREE BEDROOMS, MODERN SHOWER ROOM, NEAT FORECOURT WITH PRIVET HEDGE AND ENCLOSED YARD TO THE REAR.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having attractive frosted double glazed centre panel and double glazed panel over, opening into:-

Entrance Vestibule

4'10" x 3'01" Coved ceiling, dado rail, laminate wood floor. Frosted glazed panelled door with glazed panel over opening into:-

Reception Hallway

9'03" x 3'01" Stairs ascending to the first floor level, coved ceiling, dado rail, feature archway with decorative corbels, laminate wood floor, radiator. Gloss-panelled doors leading from the hallway and opening into:-



Reception Room One

11'08" x 11'04" into chimney breast recess. Feature fireplace with inset coal-effect living flame gas fire, laminate wood floor, coved ceiling, with picture rail, radiator, wall light point. UPVC framed double glazed bay-window affording an open elevated outlook to the front elevation.



Reception Room Two

13'09" x 14'05" into chimney breast recess. Feature polished wood fireplace with tiled inlay and coal-effect living flame gas fire, coved ceiling, dado rail, laminate wood floor, radiator, wall-light points, understairs access with steps to basement. Glazed window to the rear elevation and twin frosted glazed panelled door to:-



Kitchen

9'06" x 6'01" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of gloss fronted wall and base units, co-ordinating worktops and part-tiled walls, space for slot in cooker with stainless steel extractor canopy over, wall mounted gas combination boiler, radiator, boarded ceiling with inset spot lighting. Double glazed window and twin frosted glazed panelled door opening into:-

Glazed Porch

7'10" x 7'02" Sealed unit double glazed construction with power and lighting installed. Glazed panelled door opening into a neat rear yard.



Basement

10'06" x 14'09" Stainless steel sink unit and drainer with cupboards under, fitted cupboards and storage shelves, power and lighting installed, radiator. UPVC framed double glazed window. Further access to second storage cellar.

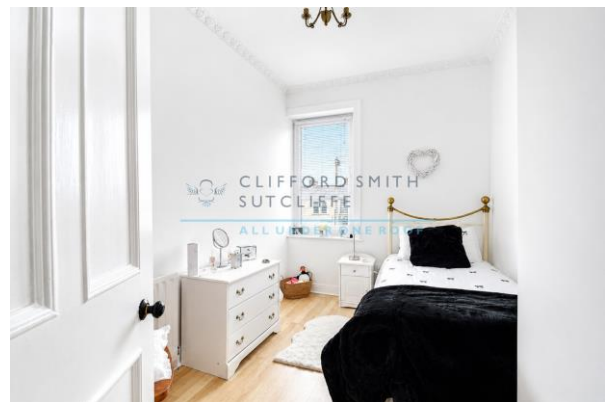
First Floor Landing

5'03" x 8'05" Return spindle balustrade, coved ceiling. Gloss-panelled doors from landing and opening into:-



Bedroom One

11'0" x 14'08" Comprehensive range of fitted wardrobes with sliding mirror fronted doors, laminate wood floor, radiator. UPVC framed double glazed window affording an open outlook to the front elevation.



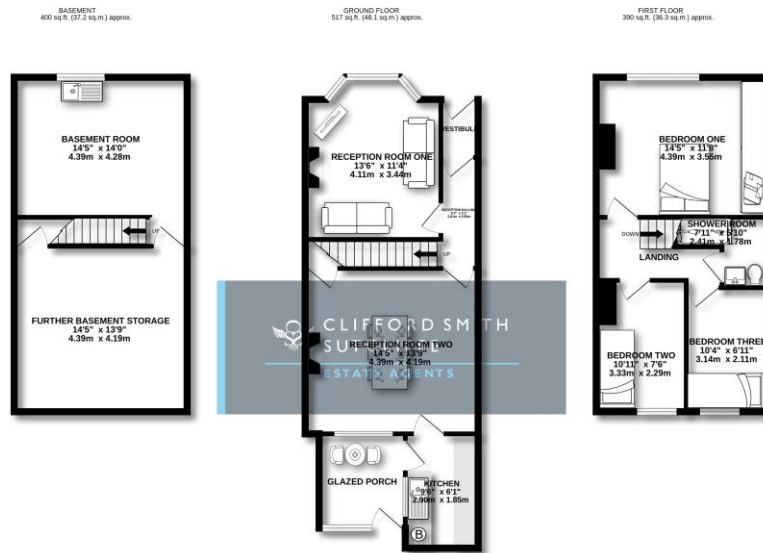
Bedroom Two

10'11" x 7'06" into chimney breast recess. Laminate wood floor, coved ceiling, radiator. UPVC framed double glazed window to the rear elevation.



Bedroom Three

10'11" x 6'08" Laminate wood floor, coved ceiling, radiator. UPVC framed double glazed window to the rear elevation.



THREE BEDROOM BAY-FRONTED TERRACE

TOTAL FLOOR AREA : 1308 sq ft. (121.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call for plans.
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Shower Room

5'10" x 7'11" Three piece white suite incorporating step in shower tray with electric shower fittings, tiled area and glazed screen over, wash basin and low-level WC set into vanity-style unit, boarded ceiling with inset spot lighting with extractor, light tunnel, heated towel rail.



Outside

Dwarf stone walling to front and mature clipped privet hedge, wrought iron gate onto a neat paved forecourt with steps to front. Enclosed yard to the rear with gate opening onto back street.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 1,308 SqFt / 121 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

