



PRAIRIE CRESCENT, BURNLEY, BB10 1EU

[NO CHAIN]



A beautifully renovated three-bedroom semi-detached home, situated in a quiet crescent close to Prairie Sports Village, local amenities and Burnley town centre. Offering three reception rooms, a modern fitted kitchen, and stylish bathrooms, the property also benefits from generous gardens, ample off-road parking, and open views towards Pendle Hill.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Situated within a quiet and highly sought-after crescent of similar properties, this beautifully presented semi-detached home is ideally located just a short distance from Prairie Sports Village. Conveniently positioned off Windermere Avenue, the property offers excellent access to local shopping amenities, the General Hospital, and Burnley town centre, with regular bus routes available nearby on Colne Road.

This attractive brick-built property has been fully renovated to a high standard throughout, offering spacious and versatile accommodation ideal for modern family living. To the ground floor, there are three well-proportioned reception rooms, a stylish contemporary fitted kitchen, and a stunning house bathroom complete with a freestanding bath.

To the first floor, the property offers three bedrooms, with the two rear bedrooms benefiting from pleasant open views towards Pendle Hill. A modern shower room completes the first-floor accommodation.

Externally, the property occupies a generous plot with gardens to the front and side, ample off-road parking for several vehicles with further potential, and a private enclosed rear garden, perfect for outdoor entertaining.

Early viewing is highly recommended to fully appreciate the quality and location of this exceptional home.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, THREE ATTRACTIVE RECEPTION SPACES INCLUDING PRIVATE LOUNGE WITH MEDIA WALL, CONTEMPORARY FITTED KITCHEN WITH A HOST OF INBUILT APPLIANCES, STUNNING BATHROOM WITH FREE-STANDING BATH, THREE BEDROOMS, SHOWER ROOM, GARDENS TO FRONT AND SIDE, PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING, SECLUDED ENCLOSED REAR GARDEN.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having twin frosted double glazed centre panels and opening into:-

Side Entrance Porch

7'01" x 3'10" UPVC framed double glazed windows to the front and side elevation. Arched opening through into:-

Reception Hallway

5'11" x 7'04" Stairs ascending to the first floor level. UPVC framed double glazed window to the side elevation, radiator, fitted delft rack. Gloss-panelled doors from the hallway and leading into:-



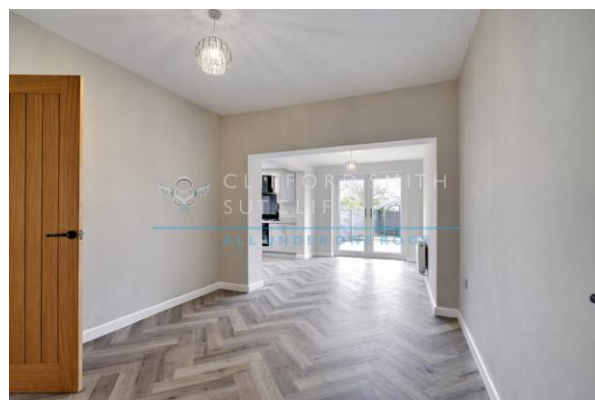
Bathroom

6'09" x 6'09" Three piece white suite incorporating freestanding bath, wash basin set into vanity style unit and low level WC, feature boarding to walls, tiled floor area, heated towel rail, inset spot lighting to ceiling with extractor. UPVC framed frosted double glazed window.



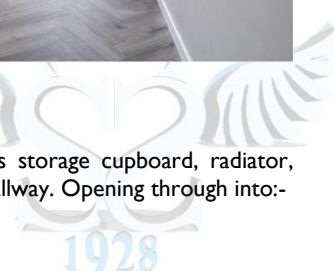
Reception Room One

12'05" x 13'06" into chimney breast recess. Feature media wall with inset electric multi-functional fire and illuminated display shelves to recess, radiator. UPVC framed double glazed bay-window to the front elevation.



Reception Room Two

11'06" x 10'01" Understairs storage cupboard, radiator, door returning to reception hallway. Opening through into:-





Extended Reception Room Three

11'08" x 8'04" UPVC framed double glazed French-style doors opening into the rear garden, radiator. Opening through into:-



Kitchen

12'03" x 7'07" 1 1/2 bowl composite sink unit and drainer with cupboards under, comprehensive range of newly installed wall, base and tall units incorporating oven/grill and four ring hob, coordinating worktops and part tiled walls, integrated fridge freezer, dishwasher, washer dryer and wine fridge, concealed gas combination boiler. UPVC framed double glazed window to the side elevation.



First Floor Landing

8'08" x 7'08" Return glazed balustrade with Oak wood hand rail, access via pull down ladder to loft. Doors from landing and opening into:-



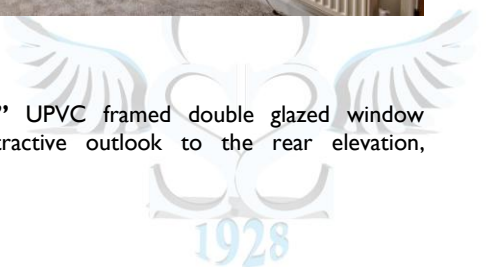
Bedroom One

9'06" x 13'05" into chimney breast recess. UPVC framed double glazed bay window to the front elevation, radiator.



Bedroom Two

11'05" x 6'06" UPVC framed double glazed window affording an attractive outlook to the rear elevation, radiator.





Bedroom Three

8'07" x 6'07" UPVC framed double glazed window affording an attractive outlook to the rear elevation, radiator.



Shower Room

5'06" x 5'06" Three piece modern white suite incorporating low-level WC, wash basin set into vanity-style unit and step-in shower tray with rain-shower fittings and glazed screen over, boarded walls, inset spot lighting to ceiling, anthracite heated towel rail, extractor. UPVC framed frosted double glazed window.

Outside

Dwarf brick walling with planted gravel border. Tarmacadam driveway providing off-road parking for several vehicles and excellent further potential, Indian-stone paved area and artificial lawn to the front, mature trees and timber fencing. Access to the rear and into a secluded private rear garden area laid to artificial lawn and Indian stone paved patio area.





THREE BEDROOM SEMI-DETACHED HOUSE
TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the advertisement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 998 SqFt / 92 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

