



REDNESS CLOSE, NELSON, BB9 0SS

[NO CHAIN]



Occupying a generous corner plot within a short cul-de-sac just off Halifax Road, this well-presented dormer-style semi-detached home offers versatile family accommodation together with excellent future development potential, subject to the necessary consents. Gardens extend to the front, side and rear, complemented by a private driveway and detached garage accessed from the side, creating a particularly appealing home with space, flexibility and further scope.



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



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Occupying a generous corner plot within a short and attractive cul-de-sac just off Halifax Road, this well-presented dormer-style semi-detached home offers versatile accommodation together with excellent further development potential, subject to the necessary consents.

The property is presented to a good standard throughout and provides comfortable, well-planned living space ideally suited to couples and families alike. Its generous plot and layout also provide scope for future extension or reconfiguration, offering buyers the opportunity to further enhance the property over time if desired.

Externally, the home enjoys gardens to the front, side and rear, together with a private driveway and detached garage accessed from the side.

Conveniently positioned for local shops, schools and regular bus routes, the property is also only a few minutes' drive from the M65 motorway, providing excellent links throughout East Lancashire and the wider North West.

A particularly appealing home combining presentation, space, plot size and future potential in a highly convenient residential setting.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE LOUNGE, BREAKFAST KITCHEN, EXTENDED GARDEN ROOM, SIDE PORCH, TWO PIECE CLOAKROOM, THREE BEDROOMS, MODERN HOUSE BATHROOM, GENEROUS GARDENS TO THE FRONT, SIDE AND THE REAR, GATED DRIVEWAY LEADING TO DETACHED GARAGE.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having twin frosted leaded double glazed centre panel and frosted double glazed side panel, opening into:-

Entrance Hallway

6'10" x 5'11" Stairs ascending to the first floor level, inbuilt storage cupboard, radiator. Oak panelled door leading from hallway and into:-

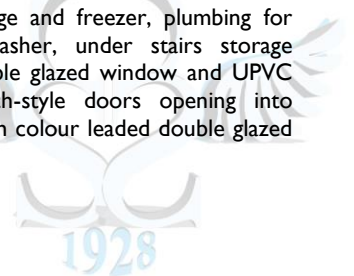
Reception Room One

11'03" x 14'06" Marble fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator, wall light points. UPVC framed double glazed bow-window to the front elevation. Double opening Oak-panelled doors leading through into:-



Breakfast Kitchen

9'01" x 17'08" 1 1/2 bowl ceramic sink unit and drainer with cupboards under. Matching range of gloss fronted wall, base and tall units incorporating stainless steel double oven / grill and four ring gas hob with extractor canopy over, coordinating worktops extending to provide breakfast bar, part-tiled walls, integrated combination microwave oven, space for under counter fridge and freezer, plumbing for washing machine and dishwasher, under stairs storage cupboard. UPVC framed double glazed window and UPVC framed double glazed French-style doors opening into garden room. UPVC door with colour leaded double glazed panels leading to:-



Side Entrance Porch

5'08" x 4'06" UPVC framed double glazed construction with frosted double glazed panels, UPVC door with coloured frosted double glazed centre panel leading out to side and access to:-

Two Piece Cloakroom

2'04" x 4'03" Two piece white suite incorporating corner wash hand basin set into vanity style unit and low level WC, half tiled walls, tiled floor area. UPVC framed frosted double glazed windows.



Garden Room

10'05" x 15'06" UPVC framed double glazed construction set onto dwarf brick wall, boarded ceiling within inset spot lighting, gas wall heater. UPVC framed double glazed French doors opening out into the rear garden.

First Floor Landing

8'05" x 6'03" Return spindle balustrade, coved ceiling with loft access point, radiator. UPVC framed double glazed window to the side elevation. Oak panelled doors leading from landing and opening into:-



Bedroom One

11'09" x 10'04" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

10'07" x 11'02" incorporating door recess with inbuilt storage cupboard. Coved ceiling, radiator. UPVC framed double glazed window to the rear elevation.

Bedroom Three

8'10" x 6'11" UPVC framed double glazed window to the front elevation, radiator.

Bathroom

5'06" x 8'08" Three piece modern white suite incorporating tiled panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, wash basin and low-level WC with concealed cistern set into modern vanity style unit, fully tile walls and floor area, anthracite heated towel rail, inset spot lighting to boarded ceiling. UPVC framed frosted double glazed window to the rear elevation.





Outside

Mature conifer hedge to the front and opening into a well-manicured front garden laid to lawn with paved areas and mature tree / shrub borders,

Double opening wrought iron gates leading into a private driveway providing off-road parking for several vehicles and leading to a detached brick-built garage under a pitched roof with power and lighting installed. Gardens extending to the side and rear with hard standing area and attractively Indian stone paved garden to the rear, screened for privacy by timber fencing to the perimeter.



Tenure : Freehold

Energy Performance Certificate Rating : B

Council Tax Band : B

Approximate Square Footage : 921 SqFt / 85SqM

Services :

Mains supplies of gas, water and electricity.

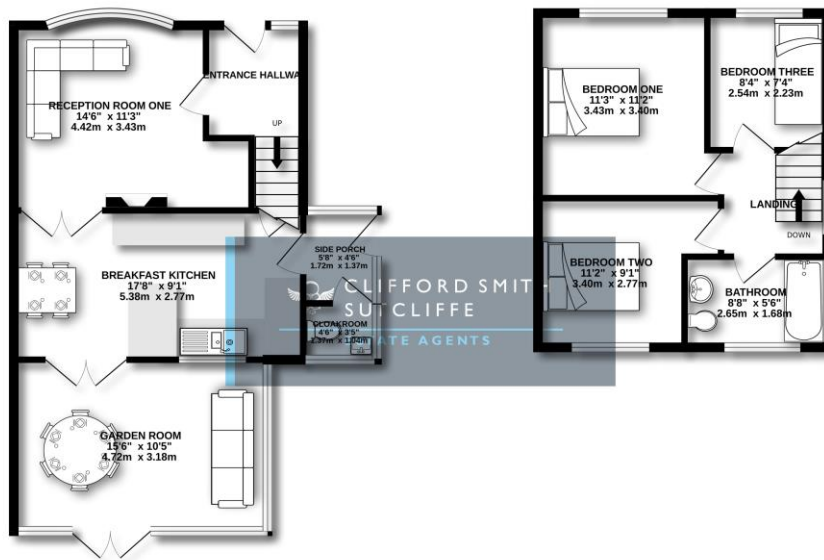
Viewing :

By appointment with our Burnley office.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

FIRST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 921 sq.ft. (85.5 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 for any prospective purchase. 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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