



VANDYCK AVENUE, BURNLEY, BB11 5HQ



Set within the exclusive Highgrove development just off the tree-lined Rossendale Avenue, this attractive four-bedroom detached home by Morris Homes offers spacious and comfortable family living. The property features separate reception rooms, a generous conservatory, and an attached garage, complemented by lawned gardens to the side and rear and a private driveway for off-road parking. Ideally positioned close to Rosehill amenities with regular bus routes and excellent access to the A56 and M65, the home provides convenient connections across the North West, with Manchester reachable in around forty minutes.



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Situated within the exclusive Highgrove development, a collection of similarly styled homes built by Morris Homes, this attractive detached property enjoys a prime position just off the tree-lined Rossendale Avenue and close to the Manchester Road summit.

The location offers excellent convenience, being only a short distance from the amenities of Rosehill, with regular bus routes providing easy access into town. For commuters, the property is within a short drive of the A56 and M65 motorways, offering excellent connectivity across the North West, with Manchester reachable in approximately forty minutes.

Constructed in brick and designed with family living in mind, the home provides spacious and well-balanced accommodation that will particularly appeal to a growing family. Internally, the property benefits from the usual comforts including separate reception rooms and four bedrooms, along with the added advantage of a generous conservatory and an attached garage.

Externally, the home is surrounded by lawned gardens to the side and rear, while a private driveway to the front provides convenient off-road parking.

BRIEFLY COMPRISING:- OPEN VERANDA, RECEPTION HALLWAY, CLOAKROOM, TWO RECEPTION ROOMS, GOOD-SIZED CONSERVATORY, KITCHEN, FOUR BEDROOMS, HOUSE BATHROOM, PRIVATE DRIVEWAY TO ATTACHED GARAGE, ENCLOSED LAWNED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC entrance door

Having frosted arched double glazed centre panel and frosted double glazed side panel opening into:-



Reception Hallway

14'01" x 5'11" Stairs with spindle balustrade ascending to the first floor level, under the stairs storage cupboard, radiator, laminate wood floor. Gloss panelled doors leading from the hallway and opening into:-

Cloakroom

2'10" x 5'11" Two piece white suite incorporating low level WC and corner pedestal wash basin, dado rail, tiled floor area, radiator. UPVC framed frosted double glazed window.



Reception Room One

16'07" x 10'04" Laminate wood floor, radiator. UPVC framed double glazed square bay window to the front elevation. Square pane glazed panelled doors opening through into:-





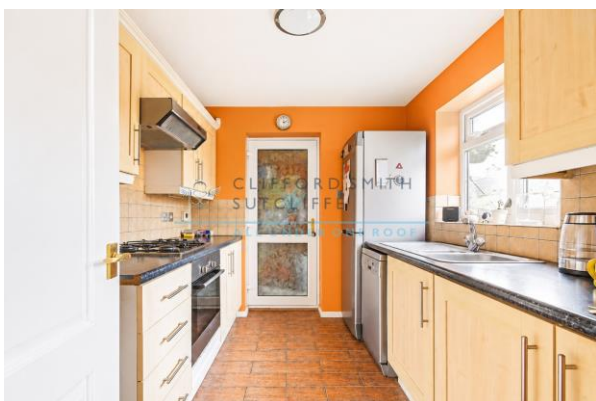
Conservatory

12'10" x 9'02" UPVC framed double glazed construction, laminate wood floor. UPVC framed double glazed French style doors opening out into the rear garden.



Reception Room Two

8'06" x 9'06" Laminate wood floor, radiator. UPVC framed double glazed window to the front elevation.



Kitchen

7'08" x 9'05" 1 ½ bowl 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, coordinating worktops and part tiled, walls tiled floor area, radiator. UPVC framed double glaze window to the rear elevation, plumbing for dishwasher, space four tall fridge freezer. UPVC framed frosted double glazed panelled door leading into garage.

First Floor Landing

9'11" x 9'0" maximum Return spindle balustrade, in built storage cupboard. Sealed unit double glazed window to rear elevation, radiator. Gloss panelled doors to:-



Bedroom One

10'02" x 10'07" Comprehensive range of fitted wardrobes and cupboards with matching bedside cabinets and dressing table unit, radiator, laminate wood floor. UPVC framed double glazed window to the front elevation.



Bedroom Two

10'03" x 9'05" Fitted wardrobes with sliding doors and mirror fronted to centre, laminate wood floor, radiator. UPVC frame double glazed window to the front elevation.



Bedroom Three

6'02" x 9'06" Laminate wood floor, radiator. Sealed unit double glazed window to the rear elevation.



Bedroom Four

6'01" x 7'07" Fitted cupboards, laminate wood floor, radiator. UPVC framed double glazed window to the rear elevation.



House Bathroom

6'05" x 6'02" Three piece white suite incorporating panelled P-shaped bath with electric shower fittings tiled area and curved glazed screen over, pedestal wash basin and low WC, fully tiled walls and floor, coved ceiling, radiator. UPVC framed frosted double glazed window to the front elevation.

Outside

Landed garden to the side. Private driveway providing off-road parking for two vehicles and leading to an attached garage [17'01" x 8'10"] having remote-control roller-shutter door, power and lighting installed, wall mounted Baxi gas combination boiler. plumbing for washing machine, UPVC door with frosted double glazed centre panel and frosted double glazed panel to side opening out into the rear garden.

Private enclosed rear garden laid mainly to a level lawn with paved walkway and brick walling to the perimeter.



Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : D

Approximate Square Footage : 1,128 SqFt / 104 SqM

Services :

Mains supplies of gas, water and electricity.

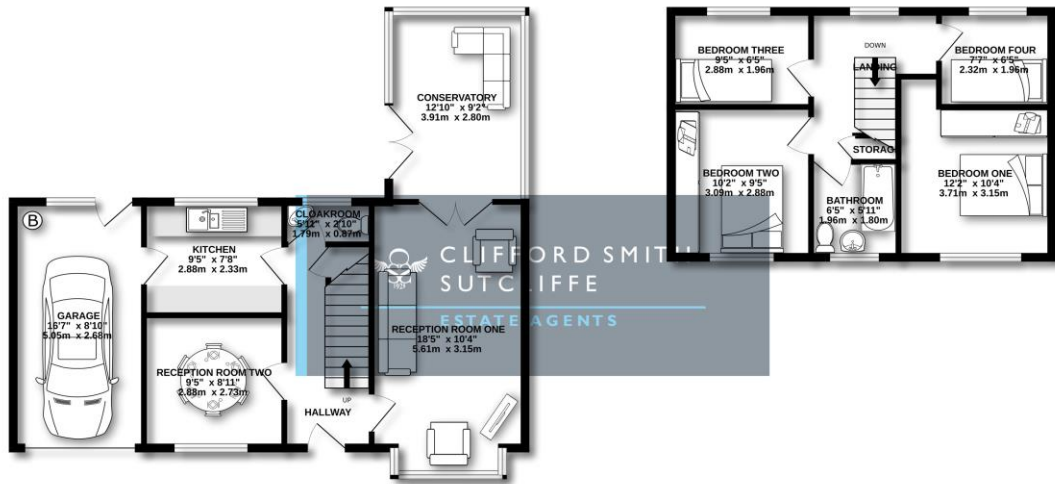
Viewing :

By appointment with our Burnley office.



GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.

FIRST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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