



# SYCAMORE AVENUE, BURNLEY, BB12 6AG

[NO CHAIN]



Occupying an elevated position on a quiet, tree-lined avenue, this brick-built semi-detached bungalow is ideally located within walking distance of Rosegrove amenities and Padiham Road shops, with excellent transport links including regular bus routes and easy access to the M65. The property offers well-proportioned accommodation suited to couples or downsizers, featuring a bright open-plan reception room, extended rear kitchen, two double bedrooms, and a modern shower room. Externally, there is a generous private rear garden laid mainly to lawn, providing excellent potential to personalise and create a comfortable home.



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Occupying an elevated position on an attractive tree-lined avenue in a quiet and popular area of town, this appealing home is well placed within walking distance of Rosegrove amenities and the Padiham Road shopping parade. Regular bus routes into Burnley are available almost on the doorstep, while the nearby M65 motorway provides excellent access across the Northwest.

This brick-built semi-detached bungalow offers accommodation ideally suited to couples, downsizers, or anyone seeking a home with potential to personalise. The property already benefits from the usual modern comforts and offers plenty of scope to make it your own.

Inside, a bright open-plan reception room leads through to an extended kitchen at the rear. There are two double bedrooms, together with a modern shower room accessed from the hallway. A further room accessed from stairs from the lounge could serve as a further bedroom or hobby room, again with obvious potential.

To the rear is an enviable private garden, laid mainly to lawn and enclosed by timber fencing, providing an excellent outdoor space to enjoy.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

**BRIEFLY COMPRISING:- ENTRANCE PORCH, OPEN RECEPTION SPACE WITH DINING AREA, EXTENDED KITCHEN, INNER HALLWAY, TWO DOUBLE BEDROOMS, GARDEN TO FRONT, GENEROUS SIZED LAWNED GARDEN TO THE REAR.**

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having twin colour leaded double glazed panels and opening into:-

### Entrance Porch

4'01" x 4'01" Inbuilt meter cupboard, radiator, laminate wood floor. Door opening into:-



### Reception Room One

14'06" x 12'03" Stairs ascending to the first floor. UPVC framed double glazed picture window to the front elevation, radiator. Opening through into:-

### Dining Area

8'08" x 9'10" Radiator. Glazed panelled door to:-



### Extended Kitchen

13'08" x 8'02" Stainless steel sink unit and drainer with cupboards under, matching wall and base units, coordinating worktops, space for slot in cooker, plumbing for washing machine, under counter fridge and freezer, radiator, wall mounted gas combination boiler, radiator. UPVC framed double glazed windows to the side and the rear elevations, solid wood panelled rear entrance door.

### Inner Hallway

2'08" x 3'03" Doors to:-





**Bedroom One**

11'05" x 14'0" into recess with inbuilt storage / airing cupboards cups. UPVC framed double glazed window affording an elevated outlook to the front elevation, radiator.



**Bedroom Two**

10'02" x 10'0" UPVC framed double glazed window overlooking the rear garden, radiator.



**Modern Shower Room**

6'10" x 6'02" Three piece white suite incorporating corner glazed shower cubicle, low level WC and wash basin set into vanity-style unit, tiled walls and floor, chrome heated towel rail, extractor. UPVC framed frosted double glazed window.

**First Floor Landing**

2'10" x 6'03" UPVC framed double glazed window to the rear elevation.

**Attic Room / Bedroom Three**

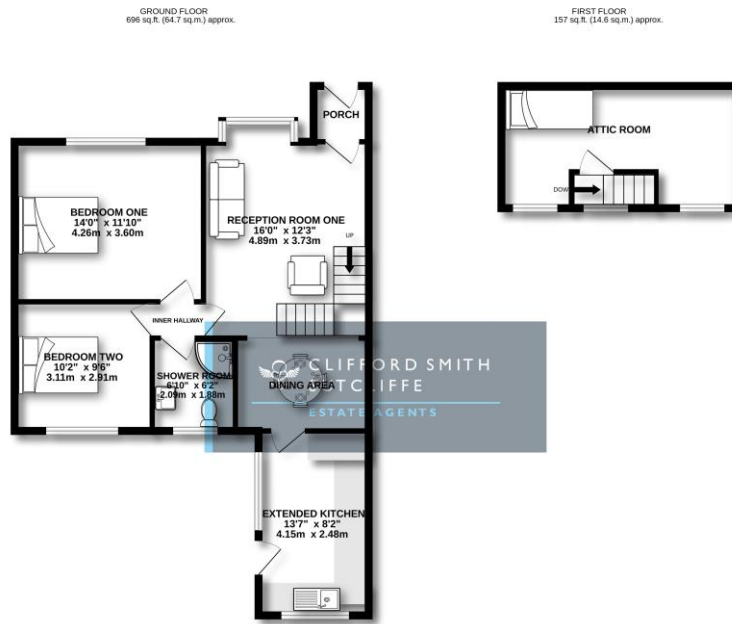
9'0" x 17'04 Two UPVC framed double glazed windows overlooking the rear garden.



**Outside**

Dwarf brick walling with wrought iron gate and paved steps ascending to the front elevation, lawned garden with mature bushes. Generous sized lawned garden to the rear with paved patio and steps, timber perimeter fencing.





TWO BEDROOM SEMI-DETACHED BUNGALOW  
TOTAL FLOOR AREA - 853 sq ft. (79.3 sq.m.) approx.  
While 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 misstatement. 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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**Tenure : Leasehold**

**Energy Performance Certificate Rating : D**

**Council Tax Band : C**

**Approximate Square Footage : 893 SqFt / 79.3 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

