



CUNNINGHAM GROVE, BURNLEY, BB12 6DD

[NO CHAIN]



A secluded brick-built semi-detached home just off Sycamore Avenue in the popular West End, close to parks, local amenities and M65 links. Arranged over three floors, it offers excellent family-sized accommodation with huge potential for refurbishment and added value, plus off-road parking and a generous lawned rear garden.



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ALL UNDER ONE ROOF



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Positioned within a secluded row of similar semi-detached homes, this property is located just off Sycamore Avenue in the popular West End area of town. It is well placed within easy reach of Sycamore Park and Sweetclough Greenway, offering attractive open green spaces, as well as the amenities of both Rosegrove and Ightenhill. Access to the M65 motorway is only a few minutes' drive away, providing excellent links throughout the North West region.

This brick-built semi-detached home offers well-planned living accommodation arranged over three floors and is likely to appeal to a growing family. The property would benefit from a comprehensive programme of refurbishment throughout, presenting an excellent opportunity for buyers to add value and create a home tailored to their own tastes.

Externally, a block-paved driveway provides off-road parking, while the generous rear garden, laid mainly to lawn, is a further notable feature. The property already benefits from the usual modern comforts, although areas of cosmetic improvement will be considered appropriate.

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Prospective buyers should satisfy themselves by viewing the property in person and making their own enquiries before making any transactional decision.

BRIEFLY COMPRISING:- OPEN VERANDA, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS TO FRIST FLOOR, HOUSE BATHROOM, FURTHER ATTIC ROOM / POTENTIAL FOURTH BEDROOM, BLOCK PAVED DRIVEWAY TO THE FRONT, FABULOUS SIZED REAR GARDEN, BRICK BUILT STORE AND UTILITY / WASHROOM.

The Accommodation Afforded is as follows:-

Open Veranda

UPVC entrance door with colour leaded double glazed centre panel and opening into:-

Reception Hallway

Stairs ascending to the first floor level with understairs recess, inbuilt meter cupboard, radiator. UPVC framed double glazed window to the side elevation. Gloss-panelled doors leading from hallway and opening into:-



Reception Room One

12'01" x 13'11" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset pebble effect gas fire, radiator. UPVC framed double glazed bay-window affording an elevated outlook to the front elevation. Double opening glazed panelled doors opening through into:-



Reception Room Two

8'10" x 10'01" UPVC framed double glazed window overlooking the generous private rear garden, radiator. Glazed panelled door to:-





Kitchen

8'10" x 10'01" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops and part-tiled walls, plumbing for washing machine and dishwasher, electric cooker point. UPVC framed double glazed window overlooking the rear garden, side entrance door with glazed centre panel and door returning to reception hallway.

First Floor Landing

UPVC framed double glazed window to the side elevation. Panelled doors leading from landing and into:-



Bedroom One

8'09" x 12'04" into recess. UPVC framed double glazed window overlooking the rear garden, radiator.



Bedroom Two

8'11" x 11'11" UPVC framed double glazed window affording an open outlook to the front elevation, radiator.



Bedroom Three

9'0" x 8'08" maximum. UPVC framed double glazed window to the front elevation.



Bathroom

5'09" x 7'10" Three piece white suite incorporating panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, chrome heated towel rail, tiled walls and floor area, inbuilt storage cupboard housing gas combination boiler. Two UPVC framed frosted double glazed windows.

Second Floor Attic Room / Potential Fourth Bedroom

12'06" x 15'03" plus eaves storage. Inset spot lighting to ceiling. Two sealed unit double glazed Velux-style windows.





THREE / FOUR BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metropix 02023



Outside

Neat block-paved driveway with retaining wall and block-paved ramp to the front elevation, timber gate opening to the side. Excellent side private enclosed garden to the rear laid mainly to lawn with paved patio area, screened for privacy by timber perimeter fencing.

Brick-Built Store / Utility

10'01" x 4'10" Belfast-style sink with cold supply, power and lighting installed. UPVC framed double glazed window.

Second Store

5'0" x 2'04"

Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : B

Approximate Square Footage : 1,011 SqFt / 94 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

