



MELVILLE STREET, BURNLEY, BB10 3DY

[NO CHAIN]



Conveniently positioned just off Briercliffe Road in the popular Heasandford area, this spacious forecourt-fronted terrace is well placed for local schools, shops and Burnley General Hospital. Ideal for first-time buyers, families or investors, the accommodation includes two reception rooms, an extended kitchen, two well-proportioned bedrooms and a versatile attic room currently used as a third bedroom.



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Occupying a convenient position just off Briercliffe Road, within the popular Heasandford area of town, this well-proportioned terraced property is ideally placed for a range of local amenities. Nearby schools, Briercliffe Road shopping facilities and Burnley General Hospital are all within easy reach, making the location particularly convenient for a variety of buyers.

Set behind a forecourt, the property offers generous living accommodation that is likely to appeal to first-time buyers, young families and buy-to-let investors alike.

Internally, the ground floor provides two well-sized reception rooms, together with an extended kitchen positioned to the rear. To the first floor are two nicely proportioned bedrooms, with the second bedroom providing access via a staircase to a useful attic room. This versatile additional space is currently utilised as a third bedroom and could lend itself to a variety of alternative uses, subject to requirements.

BRIEFLY COMPRISING:- TWO RECEPTION ROOMS, EXTENDED KITCHEN, TWO GOOD-SIZED BEDROOM TO FIRST FLOOR, BATHROOM; FURTHER ATTIC ROOM CURRENTLY USED AS THIRD BEDROOM. NEAT FORECOURT, ENCLOSED REAR YARD WITH STORE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having leaded double glazed centre panel and opening into:-

Reception Room One

13'7" x 10'10" into chimney breast recess with inbuilt cupboard. Coal-effect living flame gas-fire set into Adam-style fireplace with marble inlay and hearth, radiator. UPVC framed double glazed window to the front elevation. Archway with understairs storage cupboard and leading through to:-



Reception Room Two

13'7" x 13'3" Fireplace with inset electric fire, laminate wood floor, radiator, stairs ascending to the first floor level. UPVC framed double glazed window overlooking an enclosed rear yard. Archway to:-



Extended Kitchen

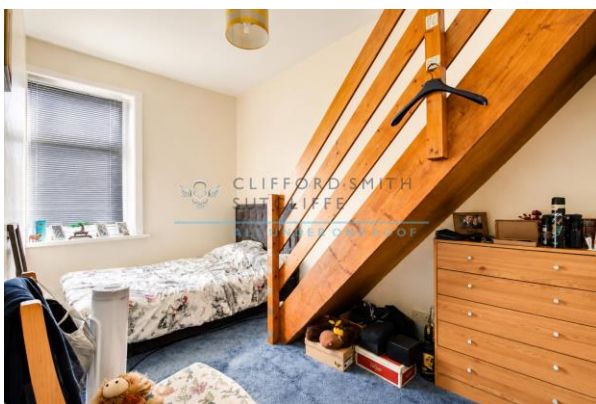
12'4" x 6'3" Inset sink unit with cupboards and drawer under, matching wall, base and tall units incorporating oven / grill and four-ring hotplate with extractor hood over, space for tall fridge freezer, plumbing for washing machine, tongue and groove boarded walls and ceiling, laminate wood floor. UPVC framed double glazed window and UPVC door with frosted double glazed centre panel opening into the rear yard.

First Floor Landing



Bedroom One

11'9" x 10'10" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



Bedroom Two

14'9" x 7'7" UPVC framed double glazed window to the rear elevation, radiator. Open tread staircase to second floor attic room



Bathroom

Three piece white suite incorporating panelled bath with electric shower fittings and tiled area over, pedestal wash basin and low-level WC, inbuilt storage cupboard housing gas combination boiler. UPVC framed frosted double glazed window



Second Floor Attic Room

12'0" x 10'0" Currently used as a third bedroom with access to eaves storage areas. Sealed unit double glazed Velux-style window.

Outside

Neat enclosed forecourt, yard to the rear with attached store and gate onto alley-gated back street.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : TBC

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

