



# BRUNSHAW ROAD, BURNLEY, BB10 4DL

[NO CHAIN]



Located on the Burnley/Pike Hill border in the ever-popular Lower Brunshaw area, this extensively refurbished stone-built bay-fronted terrace offers spacious accommodation over three floors. Ideally positioned close to Lyndhurst Road amenities, regular bus routes into Burnley town centre, Towneley Park and Unity College, the property comprises two well-proportioned reception rooms, a modern fitted kitchen with breakfast bar, three bedrooms and a contemporary bathroom. Externally there is a neat forecourt to the front and an enclosed rear yard, making this a stylish, ready-to-move-into home ideal for first-time buyers, families or investors.



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



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Located on the Burnley / Pike Hill border and within the popular Lower Brunshaw area of town. Well placed for local amenities, including nearby Lyndhurst Road shopping parade, with regular bus routes into Burnley town centre. Only a short distance from Towneley Parkland and local schools including Unity College.

A stone-built bay-terrace property affording accommodation over three floors and which has been extensively refurbished throughout. The property boasts the usual comforts having been installed as part of the modernisation programme, with two nicely proportioned reception spaces, the second opening into a modern kitchen with breakfast bar, and three bedrooms. A neat forecourt adds to the privacy and kerb appeal, whilst an enclosed yard to the rear is a further feature.

**BRIEFLY COMPRISING:- OPEN VERANDA, ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GOOD-SIZED RECEPTION ROOMS, MODERN BREAKFAST KITCHEN, THREE BEDROOMS, INNER JUBILEE BATHROOM, NEAT FORECOURT, ENCLOSED REAR YARD.**

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having frosted double glazed centre panel and double glazed panel over opening into:-

### Entrance Vestibule

3'08" x 3'03" Dado rail, coved ceiling. Colour leaded glazed panelled door opening through into:-



### Reception Hallway

11'07" x 3'02" Stairs ascending to the first floor level, radiator, coved ceiling, feature archway with decorative corbels. Oak panelled doors leading from the hallway and opening into:-



### Reception Room One

12'01" x 10'07" into chimney breast recess. Coved ceiling, dado rail, radiator. UPVC framed double glazed square-bay window to the front elevation.



### Reception Room Two

13'10" x 14'03" plus under stairs recess with access to basement. Wall mounted electric fire, radiator. UPVC framed double glazed window overlooking an enclosed rear yard. Opening through into:-



**Modern Kitchen**

9'11" x 6'06" Modern composite sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven/grill and five ring gas-on-glass hob with stainless steel extractor canopy over, coordinating worktops extending to provide breakfast bar and part tiled walls, plumbing for washing machine, space for tall fridge freezer, concealed Main gas combination boiler. UPVC framed double glazed square-bay window to the rear and UPVC double glazed window to the side, UPVC rear entrance door with double glazed centre panel.

**Basement**

12'01" x 14'04" Power and lighting installed, stairs ascending to reception room two.

**First Floor Landing**

10'03" x 8'0" Stairs ascending to bathroom, loft access point. Gloss panelled doors from landing opening into:-



**Bedroom One**

12'04" x 14'02" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



**Bedroom Two**

8'06" x 7'05" into chimney breast recess. UPVC framed double glazed window to the rear elevation, radiator.



**Bedroom Three**

11'04" x 6'07" into recess. UPVC framed double glazed window to the rear elevation, radiator.





### Bathroom

**5'02" x 7'10"** Three piece white suite incorporating panelled bath with chrome mixer rain shower fittings and glazed screen over, wash basin set into modern vanity style unit and low level WC, anthracite towel rail, extractor, glazed skylight.

### Outside

Neat forecourt with low maintenance slate garden area, dwarf stone walling and wrought iron gate. Neat enclosed yard to the rear with timber gate onto back street.

**Tenure : Leasehold**

**Energy Performance Certificate Rating : D**

**Council Tax Band : A**

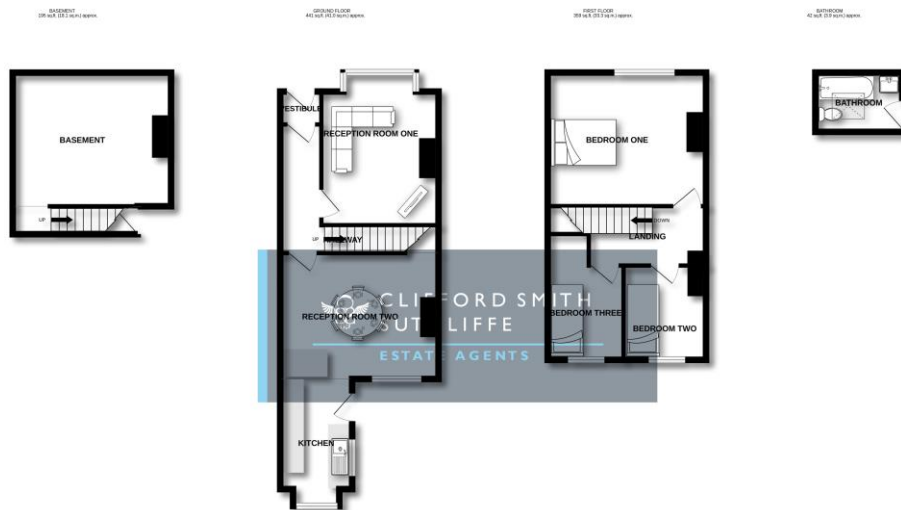
**Approximate Square Footage : 1,036 SqFt / 96 SqM**

### Services :

Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.



#### THREE BEDROOM MID BAY-TERRACE

TOTAL FLOOR AREA - 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, 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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