



# MINEHEAD AVENUE, BURNLEY, BB10 2NP

[NO CHAIN]



Spacious three-bedroom dormer-style semi on a popular development, within walking distance to St James CofE and Sir John Thursby Community College. Enjoy generous living spaces, a large garden, private driveway, and a detached garage/workshop, perfect for family life or hobbies. Just minutes from Burnley town centre with easy transport links.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



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Situated on a popular development, this extended dormer-style semi-detached home offers spacious, contemporary living close to all local amenities. Families will appreciate the easy walking distance to St James CofE Primary School and Sir John Thursby Community College, while Burnley town centre is just a short drive away, with excellent bus links nearby on Briercliffe Road.

The property boasts a well-planned layout with generous reception rooms on the ground floor, perfect for modern family life and entertaining. Upstairs, three comfortable bedrooms provide plenty of space for a growing family.

Set on a generous plot, the home features a private driveway for multiple vehicles, good-sized gardens, and a substantial detached garage/workshop, ideal for storage, hobbies, or a home office. With its mix of space, location, and versatility, this property is ready to move into and enjoy.

**BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO RECEPTION ROOMS, EXTENDED FAMILY KITCHEN, MODERN SHOWER ROOM, THREE BEDROOMS, NEAT GARDEN TO FRONT, EXTENSIVE PAVED DRIVEWAY LEADING TO SUBSTANTIAL GARAGE / WORKSHOP, GENEROUS SIZED ENCLOSED REAR GARDEN. VIEWING RECOMMENDED.**

## The Accommodation Afforded is as follows:-

### Modern Composite Entrance Door

Having frosted double glazed centre panel and frosted double glazed panels to side, opening into:-

### Reception Hallway

**5'10" x 6'01"** Stairs (2'09") ascending to the first floor level, radiator.

### Reception Room One

**12'09" x 15'10"** into chimney breast recess. Gas fire set onto marble hearth with marble mantle, coved ceiling, wall light points, radiator. UPVC framed double glazed window to the front elevation and UPVC framed double glazed window to the side.



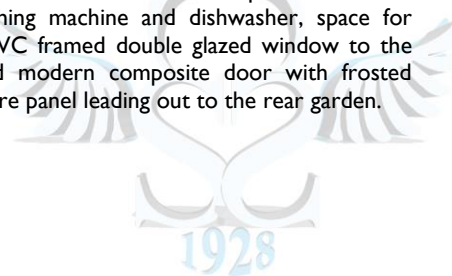
### Reception Room Two

**9'06" x 10'0"** Understairs storage cupboard, radiator. Opening through into:-



### Extended Family Sized Kitchen

**11'06" x 15'02"** UPVC framed double glazed window to the rear elevation, radiator. Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and glazed display cupboards incorporating stainless steel oven/grill and four ring ceramic hob, coordinating worktops extending to provide breakfast bar and part tiled walls, plumbing for washing machine and dishwasher, space for fridge freezer. UPVC framed double glazed window to the side elevation and modern composite door with frosted double glazed centre panel leading out to the rear garden.





#### Modern Shower Room

**6'01" x 5'08"** Three piece white suite incorporating low-level WC, pedestal wash basin and step in shower tray with chrome mixer rain shower fittings over, inset spot lighting to boarded ceiling, tiled floor area. UPVC framed frosted double glazed window.



#### First Floor Landing

**5'11" x 7'10"** Radiator. Doors from landing and opening into:-

#### Bedroom One

**9'02" x 15'06"** into recess with inbuilt storage cupboards. UPVC framed double glazed window to the front elevation, radiator.



#### Bedroom Two

**14'10" x 7'09"** UPVC frame double glazed window to the rear elevation and UPVC frame double glazed window to the side, radiator.





### Bedroom Three

8'10" x 7'09" UPVC framed double glazed window to the rear elevation, radiator.



### Outside

Dwarf brick walling to the front and low-maintenance gravelled area with flower / shrub borders. Extensive paved driveway providing off-road parking for numerous vehicles and leading to a substantial brick built garage / workshop [20'01" x 14'06"] having up-and-over roller-shutter door, power and lighting installed, personal door leading to garden. Generous sized garden to the rear laid mainly to low-maintenance gravelled areas with paved patio and walkways, screened by timber perimeter fencing.

**Tenure : Leasehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : B**

**Approximate Square Footage : 959 SqFt / 89.1SqM**

**Services :**

Mains supplies of gas, water and electricity.

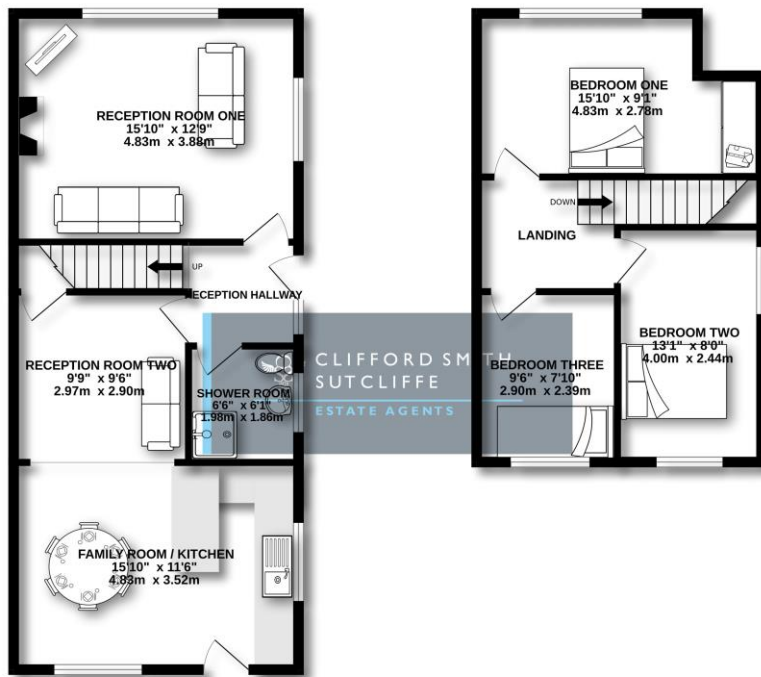
**Viewing :**

By appointment with our Burnley office.



GROUND FLOOR  
575 sq. ft. (53.4 sq.m.) approx.

FIRST FLOOR  
384 sq. ft. (35.7 sq.m.) approx.



THREE BEDROOM DORMER-SEMI DETACHED

TOTAL FLOOR AREA: 959 sq. ft. (89.1 sq.m.) approx.

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 hereon have not been tested and no guarantee as to their operability or efficiency can be given.  
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