



FENWICK STREET, BURNLEY, BB11 5JG

[NO CHAIN]



Situated on a generous, low-maintenance plot within a quiet and secluded avenue just off Rossendale Road, this immaculately maintained brick-built semi-detached property is ideally suited to couples and families alike. Offering attractive reception spaces, three well-proportioned bedrooms, and modern comforts throughout. Externally, the property benefits from a private gated driveway and low-maintenance gardens to both the front and rear.



CLIFFORD SMITH
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The Property
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Occupying a generous, low-maintenance plot within a secluded avenue of varied-style properties, just off Rossendale Road. The location is well placed for local shopping amenities, with regular bus routes into town available from nearby Coal Clough Lane. Excellent transport links are close at hand, with both the A56 and M65 motorways only minutes away, providing easy access throughout the North West.

This brick-built semi-detached home offers immaculately maintained accommodation that will appeal to couples and growing families alike. The property benefits from modern comforts throughout, attractive reception spaces, and three well-proportioned bedrooms. Externally, a private gated driveway and low-maintenance gardens to both the front and rear further enhance the overall appeal.

BRIEFLY COMPRISING:- OPEN VERANDA, ENTRANCE HALLWAY, ATTRACTIVE RECEPTION ROOM, GOOD-SIZED DINING KITCHEN OPENING INTO THE REAR GARDEN,, THREE NICELY PROPORTIONED BEDROOMS, MODERN BATHROOM, PAVED GATED DRIVEWAY, LOW-MAINTENANCE GARDENS BOTH FRONT & REAR. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

Open Veranda

Modern Composite Entrance Door

Having frosted oval shaped double glazed centre panel and opening into:-

Entrance Hallway

13'10" x 3'07" Stairs ascending to the first floor level. Twin frosted glazed panelled door opening through into:-



Reception Room One

13'02" x 14'0" into chimney breast recess. Feature fireplace with co-ordinating marble inlay / hearth and inset coal-effect living flame gas fire, inset spot lighting to ceiling, radiator with feature cover. UPVC framed double glazed window to the front elevation. Twin frosted glazed panelled door opening through into:-

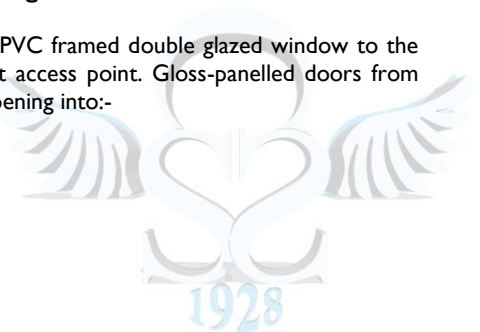


Dining Kitchen

9'03" x 17'03" Stainless steel sink unit and drainer with cupboards under, matching range of modern gloss-fronted wall and base units incorporating oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops, understairs storage cupboard, radiator, plumbing for washing machine and dishwasher. UPVC framed double glazed window to the side elevation and UPVC framed double glazed French-style doors opening out into a private rear garden.

First Floor Landing

5'05" x 8'08" UPVC framed double glazed window to the side elevation, loft access point. Gloss-panelled doors from the landing and opening into:-





Bedroom One

10'01" x 10'04" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator with feature cover.



Bedroom Two

12'05" x 8'02" Inbuilt storage cupboard housing gas combination boiler, radiator with feature cover. UPVC framed double glazed window to the rear elevation.



Bedroom Three

9'03" x 8'08" UPVC framed double glazed window to the rear elevation, radiator with feature cover.



Bathroom

7'02" x 6'05" Three piece modern white suite incorporating panelled P-shaped bath with electric shower fittings, tiled area and curved glazed screen over, pedestal wash basin and low-level WC, inbuilt storage cupboard, tiled walls and floor, inset spot lighting to ceiling, extractor. UPVC framed frosted double glazed window.

Outside

Private paved driveway with wrought iron gates providing off-road parking to the front, paved steps and low-maintenance gravelled beds with timber fencing. Gated side access leading with paved walkway to an attractive low-maintenance enclosed rear garden laid mainly to stone paving with raised gravelled beds to the perimeter, timber shed and timber perimeter fencing.



Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : A

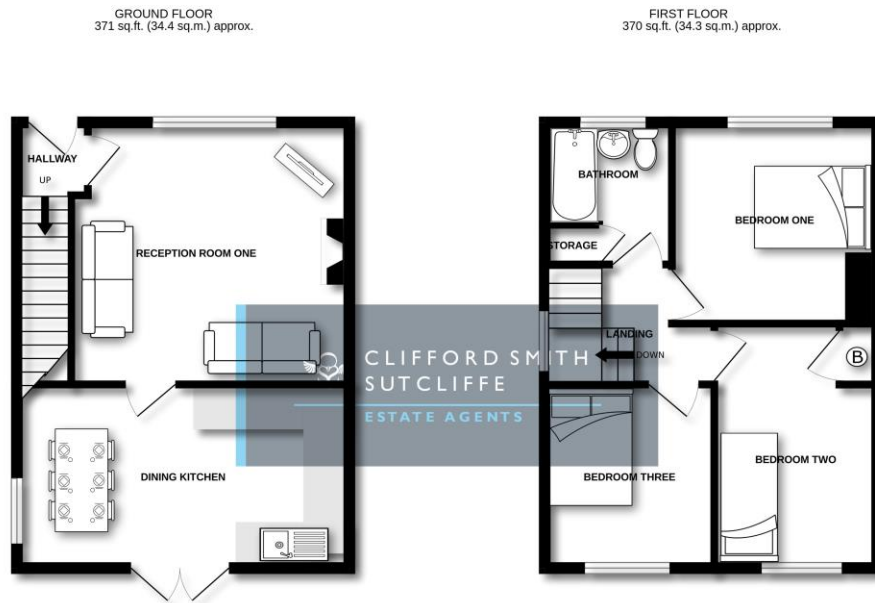
Approximate Square Footage : 740 SqFt / 68 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

Whilst 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 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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