



LYDGATE, BURNLEY, BB10 2DU



An immaculately maintained three-bedroom dormer-style semi-detached home on the fringe of Harle Syke, offering generous living space, a modern kitchen and shower room, and well-tended gardens. The rear features a level lawn and composite decked patio with an attractive open outlook, while local shops, bus routes and Briercliffe countryside are all within easy reach.



CLIFFORD SMITH
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Occupying an enviable position on this popular modern development, this well-presented dormer-style semi-detached home enjoys an attractive open outlook to the rear. Situated on the fringe of Harle Syke, the property is conveniently placed for the local shopping parade, regular bus services into Burnley town centre and the surrounding Briercliffe countryside.

The brick-built home offers generously proportioned accommodation likely to appeal to a wide range of buyers, including couples and growing families. The immaculately maintained interior provides comfortable and versatile living space, comprising generous reception areas, a modern fitted kitchen, contemporary shower room and three bedrooms.

Externally, the property is complemented by neat, well-tended gardens to both the front and rear. The rear garden is a particular feature, with level lawns and a composite decked patio creating an excellent space for outdoor entertaining, together with an appealing open aspect over grassland beyond.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, CLOAKROOM, ATTRACTIVE THROUGH LOUNGE, MODERN BREAKFAST KITCHEN, UTILITY PORCH, THREE BEDROOMS, MODERN SHOWER ROOM, LAWNED GARDEN TO FRONT, LONG TARMACADAM DRIVEWAY TO GENEROUS GARAGE, PRIVATE REAR GARDEN WITH LAWN AND DECKING AREA.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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



Entrance Hallway

7'11" x 7'11" Stairs with glazed balustrade ascending to the first floor level, under stairs storage cupboard, laminate wood floor, radiator. Oak panelled door leading into:-

Cloakroom

3'02" x 8'01" Low level WC and wash hand basin, part-tiled walls, inset spot lighting to ceiling. UPVC framed frosted double glazed window to the side elevation.



Reception Room One

23'11" x 10'0" Coved ceiling, two radiators. UPVC framed double glazed window to the front elevation and UPVC framed double glazed French-style doors opening out into the rear garden. Double opening glazed panelled doors opening through into:-



Breakfast Kitchen

12'08" x 7'11" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of modern wall and base units incorporating stainless steel oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops extending to provide breakfast bar, part-tiled walls, inset spot lighting to ceiling. UPVC framed double glazed window to the side elevation. Glazed panelled door opening into:-

Utility Porch

3'01" x 7'04" UPVC framed double glazed construction, plumbing for washing machine. UPVC door with double glazed centre panel opening into the rear garden.

First Floor Landing

8'06" x 2'07" UPVC framed double glazed window to the side elevation, loft access point, inbuilt storage cupboard. Oak panelled doors leading from the landing and opening into:-



Bedroom One

12'08" x 10'02" UPVC framed double glazed window affording an open outlook to the rear elevation, radiator, coved ceiling, range of modern fitted wardrobes with sliding doors.



Bedroom Two

11'0" x 10'01" Fitted wardrobes, coved ceiling with inset spot lighting, radiator. UPVC framed double glazed window to the front elevation.

Bedroom Three

7'09" x 8'01" UPVC framed double glazed window to the rear elevation, radiator.





Modern Shower Room

6'09" x 5'0" Three-piece modern White suite incorporating low level WC, wash basin set into vanity-style unit and step in shower tray with chrome mixer rain shower fittings, boarded area and glazed screen over, boarded ceiling with inset spotlighting and extractor, half tiled walls, chrome heated towel rail. UPVC framed frosted double glazed window to the side elevation.



Outside

Neat lawned garden to front screened by a mature hedge, paved walkways, long tarmac driveway providing off-road parking and leading to a detached garage having up-and-over door, power and lighting installed. Generous sized private rear garden with level lawn, paved walkways, composite decked patio area, flower / shrub borders, timber perimeter fencing.



Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : C

Approximate Square Footage : 836 SqFt / 78 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



FIRST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



THREE BEDROOM SEMI DETACHED

TOTAL FLOOR AREA: 836 sq.ft. (77.7 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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