



## BRISTOL STREET, BURNLEY, BB11 4EU

[NO CHAIN]



ALL  
UNDER  
ONE ROOF

**SECLUDED STREET / IDEAL FOR LOCAL AMENITIES / ATTRACTIVELY MAINTAINED THROUGHOUT / PRIVATE SOUTH FACING GARDEN TO THE REAR** / Located at the head of this quiet, secluded street and within easy reach of Coal Clough Lane shopping parade, this end terrace is brimming with character and affords easily maintained accommodation which will most likely appeal to first time buyers, young families and those seeking to downsize.



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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 at the head of this quiet, secluded street and within easy reach of Coal Clough Lane shopping parade with regular bus routes into Burnley town centre nearby. Only a short distance from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An end-terrace property brimming with character and affording easily maintained accommodation which will most likely appeal to first time buyers, young families and those seeking to downsize. There are two attractive receptions spaces, the second leading into a modern kitchen and beyond that to a private enclosed rear garden. Two double-sized bedrooms to the first floor, together with a modern bathroom add to the appeal and an early appointment to view is highly recommended.

**BRIEFLY COMPRISING:-** ENTRANCE VESTIBULE, TWO ATTRACTIVE RECEPTION ROOMS, MODERN KITCHEN, TWO DOUBLE-SIZED BEDROOMS, MODERN BATHROOM, ENCLOSED SOUTH FACING REAR GARDEN.

## **The Accommodation Afforded is as follows:-**

### **UPVC Entrance Door**

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

### **Entrance Vestibule**

**4'02" x 3'03"** Attractive wood floor area, Oak panelled door with glazed panel over, opening into:-

### **Reception Room One**

**15'04" x 14'0"** into chimney breast recess with inbuilt meter / storage cupboard. Cast iron multi-fuel stove set onto slate hearth with brick inlay and exposed timber lintel over, wall light points, column radiator. UPVC framed double glazed window to the front elevation. Oak panelled door to:-



### **Reception Room Two**

**12'04" x 12'06"** into chimney breast recess. Cast-iron stone set onto stone hearth, column radiator and anthracite vertical radiator, stairs ascending to the first floor level with understairs storage cupboard. UPVC framed double glazed square bay-window overlooking the rear garden. Square pane glazed panelled door to:-





### Kitchen

**7'09" x 7'01"** Modern composite sink unit and drainer with cupboards under, matching range of modern wall, base and tall units incorporating oven / grill and four ring gas hob with chimney-style extractor canopy over, co-ordinating worktops and upstands, plumbing for washing machine. UPVC framed double glazed window overlooking the rear garden and UPVC door with twin double glazed centre panels.

### First Floor Landing

**2'08" x 5'10"** Loft access point. Oak panelled doors from the landing and opening into:-

### Bedroom One

**12'02" x 12'03"** into chimney breast recess. Inbuilt wardrobes, column anthracite radiator. UPVC framed double glazed window to the rear elevation.



### Bedroom Two

**11'0" x 14'02"** UPVC framed double glazed window to the front elevation, column anthracite radiator.



### Bathroom

**6'01" x 9'01"** Three piece modern white suite incorporating panelled P-shaped bath with shower fittings, tiled area and glazed screen over, wash basin set into vanity-style unit and low-level WC with concealed cistern tank, part-tiled walls, heated towel rail, extractor.





## TWO BEDROOM END-TERRACE HOUSE

**TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, plan and illustrations shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

Paved patio area leading onto a level lawn with paved walkway, substantial timber shed / store and screened for privacy by timber fencing to the perimeter with timber gate to the side.



### **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.

