



LEAMINGTON AVENUE, BURNLEY, BB10 3EY

[NO CHAIN]



An attractive three-bedroom semi-detached home occupying a popular position just off Eastern Avenue in the established Heasandford area of Burnley. Beautifully maintained throughout, the generous family-sized accommodation boasts two reception rooms, a modern fitted kitchen and bathroom, together with three well-proportioned bedrooms. Neat lawned gardens extend to the front and rear, complemented by an attractive block-paved driveway providing off-road parking. Ideally placed for Briercliffe Road amenities, local schools and excellent transport links, this is a superb family home worthy of early viewing.



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Occupying a popular and convenient position just off Eastern Avenue in the established Heasandford area of Burnley, this attractive three-bedroom semi-detached home offers generous, well-presented accommodation ideally suited to the growing family.

The property has been carefully maintained and provides an appealing combination of space and modern presentation. Two well-proportioned reception rooms offer excellent flexibility for family living and entertaining, complemented by a modern fitted kitchen. To the first floor are three comfortable bedrooms together with a contemporary family bathroom.

Outside, the property continues to impress with neatly maintained lawned gardens to both the front and rear, providing valuable outdoor space for families. An attractive block-paved driveway provides convenient off-road parking and adds to the home's kerb appeal.

Leamington Avenue is ideally positioned for the excellent range of shopping facilities along Briercliffe Road and the nearby retail park, whilst regular bus services provide convenient connections into Burnley town centre. Local parkland and schools, including Sir John Thursby Community College, are also within easy reach.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, TWO RECEPTION ROOMS, MODERN KITCHEN, THREE NICELY PROPORTIONED BEDROOMS, MODERN BATHROOM, LAWNED GARDEN TO FRONT, BLOCK-PAVED DRIVEWAY, PRIVATE ENCLOSED LAWNED GARDEN TO REAR WITH STORES.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having twin colour leaded double glazed centre panel and opening into:-

Entrance Hallway

12'0" x 6'0" UPVC framed double glazed window to the side elevation, stairs ascending to the first floor level with understairs recess, radiator. Glazed panelled doors leading from hallway and opening into:-



Reception Room One

12'01" x 14'0" into chimney breast recess. Cast-iron multi-fuel stove set onto stone hearth with polished wood lintel over, coved ceiling, radiator, wall light points. UPVC framed double glazed window to the front elevation. Double opening glazed panelled doors leading through into:-



Reception Room Two

8'08" x 10'01" Laminate wood floor, anthracite column radiator. UPVC framed double glazed French-style doors opening into the rear garden. Opening through into:-



Modern Kitchen

8'09" x 10'0" Modern composite sink unit and drainer with cupboards under. matching range of modern wall and base units incorporating oven/grill and four ring induction hob with stainless steel extractor canopy over, co-ordinating worktops and part tiled walls with concealed illumination, integrated washing machine and fridge freezer, concealed Worcester gas combination boiler, tiled floor area, inset spot lighting to ceiling. UPVC framed double glazed window overlooking the rear garden.

First Floor Landing

5'07" x 7'09" Loft access point. UPVC framed double glazed window to the side elevation.



Bedroom One

12'01" x 11'11" Fitted range of wardrobes and cupboards, column anthracite radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

8'11" x 13'01" Laminate wood floor, fitted wardrobes and cupboards, radiator. UPVC framed double glazed window to the rear elevation.



Bedroom Three

9'01" x 8'05" UPVC framed double glazed window to the front elevation, radiator.



Modern Bathroom

5'07" x 7'07" Three piece suite incorporating panelled L-shaped bath with chrome mixer rain shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, inbuilt storage cupboard, inset spot lighting to ceiling with extractor, chrome radiator. Two UPVC framed double glazed windows to the side and rear elevation.

Outside

Lawned garden to the front screened by a mature privet hedge. Block-paved driveway providing off-road parking and gated access to the side opening into a good-sized enclosed lawned garden with brick built stores, mature hedges and timber fencing to the perimeter.





Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : B

Approximate Square Footage : 821 SqFt / 76 SqM

Services :

Mains supplies of gas, water and electricity.

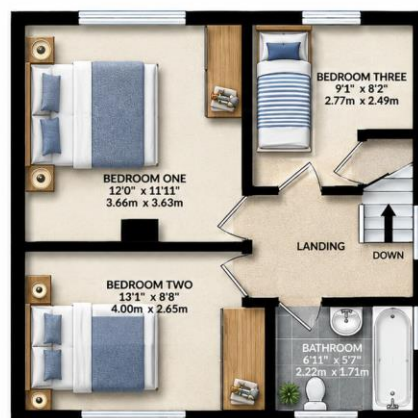
Viewing :

By appointment with our Burnley office.

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



FIRST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE
TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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