



DYNELEY AVENUE, CLIVIGER, BB10 4JD



An exceptional opportunity to acquire this individual architect-designed stone-built detached bungalow, constructed circa 1990 and occupying a highly regarded position in Cliviger. The beautifully proportioned accommodation offers elegant single-storey living with a generous lounge, three bedrooms, ensuite facilities and a house bathroom, all complemented by thoughtfully landscaped, low-maintenance gardens to the front, side and rear. A distinctive and rarely available home combining individuality, space and an enviable semi-rural setting.



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36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



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Occupying a highly desirable position within the sought-after Cliviger area, this individual architect-designed detached bungalow offers an appealing combination of character, space and single-level living. Constructed in stone circa 1990, the property has an attractive and distinctive appearance and occupies a pleasant established setting on Dyneley Avenue.

The accommodation is generously proportioned throughout and centres around an impressive lounge, providing an excellent main reception space for both everyday living and entertaining. There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite facilities, together with a separate house bathroom.

Externally, the property is complemented by thoughtfully landscaped gardens extending to the front, side and rear. Designed with ease of maintenance in mind, these attractive outside areas provide a pleasant setting around the bungalow without the demands of extensive upkeep.

Cliviger remains one of Burnley's most popular semi-rural locations, prized for its attractive countryside surroundings while still offering convenient access to Burnley, nearby villages and surrounding transport links.

A rare opportunity to acquire an individual stone-built bungalow in a highly regarded setting, ideally suited to purchasers seeking generous single-storey accommodation in one of the area's most desirable residential locations. An early appointment to view is strongly recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, IMPRESSIVE L-SHAPED HALLWAY, ATTRACTIVE LOUNGE, CONSERVATORY, DINING KITCHEN, THREE BEDROOMS, ENSUITE SHOWER ROOM TO MASTER, HOUSE BATHROOM, LANDSCAPED GARDENS SURROUNDING THE PROPERTY TO THE FRONT, SIDE AND REAR, PRIVATE DRIVEWAY TO AN ATTACHED GARAGE.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

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

Entrance Porch

3'03" x 7'03" Quarry tiled floor area, coved ceiling. Colour leaded glazed panelled door with matching colour leaded glazed panels to either side and over, opening into:-



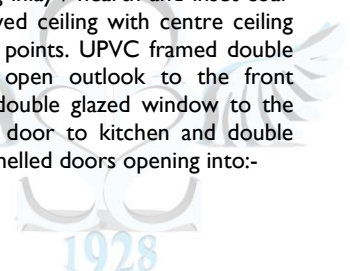
Impressive Reception Hallway

14'04" x 23'08" L-shaped. Coved ceiling with dado rail, two radiators, inbuilt storage cupboard and airing cupboard with radiator and fitted storage shelves. Gloss-panelled doors leading from hallway and double opening gloss panelled doors into:-



Reception Room One

20'06" x 15'10" into chimney breast recess. Feature marble fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling with centre ceiling rose, two radiators, wall light points. UPVC framed double glazed window affording an open outlook to the front elevation and UPVC framed double glazed window to the side elevation. Gloss-panelled door to kitchen and double opening square-pane glazed panelled doors opening into:-





Conservatory

9'11" x 12'11" UPVC framed double glazed construction set onto dwarf stone walling with upper colour leaded lights, wall light points, radiator. UPVC framed double glazed French style doors opening out into the rear garden.



Dining Kitchen

14'06" x 14'05" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of wall base and tall units incorporating oven/grill and four ring gas hob with concealed extractor hood over, integrated combination microwave oven and dishwasher, coved ceiling with inset spot lighting, coordinating worktops and part tiled walls with concealed illumination, radiator. UPVC framed double glazed window overlooking the rear garden. Gloss panelled door to reception hallway and gloss panelled door to:-

Utility Room

9'11" x 4'10" Fitted wall and tall units, co-ordinating worktop, plumbing for washing machine and space for tumble dryer, part-tiled walls, coved ceiling, radiator.

Modern composite door with frosted double glazed panel opening into the rear garden.



Master Bedroom

14'06" x 11'10" Comprehensive range of fitted wardrobes and cupboards with matching cabinets and dressing table unit, coved ceiling, radiator, wall light points. UPVC framed double glazed window to the rear elevation. Gloss panelled door to:-





Ensuite Shower Room

7'10" x 4'08" Three piece modern white suite incorporating cantilever low-level WC with concealed cistern, wash basin set into cantilever vanity style unit and step-in multifunction tiled shower with chrome mixer shower fittings, tiled areas and glazed door, inset spot lighting to ceiling with extractor, chrome heated towel rail, Karndean-style floor area. UPVC framed frosted double glazed window to the rear elevation.



Bedroom Two

14'03" x 7'11" Fitted range of wardrobes and cupboards with matching cabinets, radiator, coved ceiling. UPVC framed double glazed window to the front elevation.



Bedroom Three

10'08" x 9'02" Coved ceiling, wall light points, radiator. UPVC framed double glazed bay window to the front elevation.



House Bathroom

7'05" x 6'07" Three piece white suite incorporating panelled bath with mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, half-tiled walls, Karndean floor area, coved ceiling with inset spot lighting, radiator. UPVC framed frosted double glazed window.





Outside

Dwarf stone walling to the front with wrought iron gate and paved walkways, attractive block-paved driveway providing off-road parking and leading to an attached garage having up-and-over door, power and lighting installed. Mature well-stocked flower beds to the front and extending to the side with a level lawn and shrub borders. Gated access leading into a landscaped private enclosed rear garden with paved patio areas, raised flower / shrub borders and level lawn.



Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : E

Approximate Square Footage : 1,708 SqFt / 158 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

GROUND FLOOR
1708 sq.ft. (158.7 sq.m.) approx.

