



## KINGS CAUSEWAY, BRIERFIELD, BB9 0EZ



**MODERN DETACHED BUNGALOW / EXTENSIVELY RENOVATED THROUGHOUT / DESIRABLE TREE-LINED AVENUE** / Positioned on a sought-after avenue of individually styled homes on the outskirts of town, this modern detached bungalow enjoys an elevated outlook with panoramic views towards Pendle Hill. The property has been fully modernised and offers spacious, versatile accommodation comprising a reception hallway, four well-proportioned bedrooms, a generous lounge overlooking the rear garden, a contemporary kitchen, ensuite and bathroom. Occupying a generous plot with ample off-road parking and a lawned rear garden, this attractive home is offered in neutral décor throughout and an early viewing is highly recommended.



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Positioned on a highly sought-after avenue of individually styled homes on the outskirts of town, this superb property enjoys an elevated, panoramic outlook to the front, with Pendle Hill forming a striking backdrop on the distant skyline. Ideally located, it sits within close proximity to beautiful open countryside, including the picturesque Thursden Valley, while remaining conveniently close to the amenities of both Burnley and Nelson town centres. Excellent motorway access via the M65 provides easy travel throughout the North West.

This modern detached bungalow has undergone a comprehensive programme of modernisation and offers spacious, versatile accommodation well suited to a wide range of buyers, including families. The sense of space is immediately apparent, with a welcoming reception hallway leading past four well-proportioned bedrooms before opening into a generously sized lounge overlooking the rear garden. A contemporary fitted kitchen, along with a modern bathroom and ensuite, further enhances the appeal, while the neutral décor allows buyers to move straight in and personalise with ease.

Occupying a surprisingly generous plot, the property benefits from ample off-road parking to the front and a substantial rear garden, mainly laid to lawn. Early viewing is highly recommended to fully appreciate the location, outlook, and accommodation on offer.

**BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, GOOD-SIZED LOUNGE OVERLOOKING THE REAR GARDEN, CONSERVATORY, DINING KITCHEN, FOUR BEDROOMS, ENSUITE AND FOUR PIECE HOUSE BATHROOM, EXTENSIVE DRIVEWAY TO THE FRONT, GENEROUS SIZED GARDEN TO THE REAR.**

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

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

### Entrance Vestibule

**4'02" x 4'04"** Coved ceiling. UPVC door with full length double glazed centre panel and double glazed panels to side and over, opening into:-

### Reception Hallway

**27'06" x 4'04"** Coved ceiling, radiator. Gloss panelled doors leading from the hallway and glazed panelled door to:-



### Reception Room One

**16'06" x 12'10"** Coved ceiling, radiator. UPVC framed double glazed picture-window overlooking the rear garden. Opening through into:-



### Kitchen

**12'01" x 10'03"** 1 ½ bowl modern composite sink unit and drainer with cupboards under, matching range of modern gloss-fronted wall, base and tall units incorporating stainless steel double oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops and upstands, integrated combination microwave oven and fridge freezer, coved ceiling with inset spot lighting. UPVC framed double glazed window.

### Conservatory

**7'05" x 10'07"** UPVC framed double glazed construction. UPVC framed double glazed French-style doors opening into the rear garden.

### Utility Room

**6'07" x 9'0"** Stainless steel sink unit and drainer with cupboards under, fitted worktop and tiled walls, plumbing for washing machine, space for dryer, wall mounted Worcester gas combination boiler, extractor, access via pull down-ladder to loft area. UPVC side entrance door with frosted double glazed centre panel.





### Bedroom One

11'01" x 10'04" Coved ceiling, radiator. UPVC framed double glazed window to the side elevation.

### Bedroom Two

9'0" x 10'04" Coved ceiling, radiator. UPVC framed double glazed window to the side elevation.

### Bedroom Three

7'08" x 10'03" UPVC framed double glazed window to the front elevation, radiator.



### Bedroom Four

11'11" x 7'08" Inbuilt storage / meter cupboard, radiator. UPVC framed double glazed window to the front elevation. Access to:-

### Ensuite Shower Room

7'8" x 4'11" Three piece modern white suite incorporating step in shower tray with chrome mixer shower fittings with glazed screen over, pedestal wash basin with tiled splashback and low-level WC, inset spot lighting to ceiling with extractor.

### Bathroom

7'07" x 9'03" Four piece modern white suite incorporating panelled bath, pedestal wash basin, low-level WC and glazed shower cubicle with chrome mixer shower fittings over, inbuilt storage cupboard, radiator, inset spot lighting to ceiling with extractor. UPVC framed frosted double glazed window.



### Outside

Stone walling to the front and access onto generous sized paved driveway providing off-road parking with flower / shrub beds. Gated access to the side access leading into a good-sized rear garden with paved patio which leads onto a level lawn with paved walkway, mature flower / shrub borders and screened for privacy by mature conifer hedging.

**Tenure : Freehold**

**Energy Performance Certificate Rating : C**

**Council Tax Band : D**

**Approximate Square Footage : 1,129 SqFt / 104 SqM**

### Services :

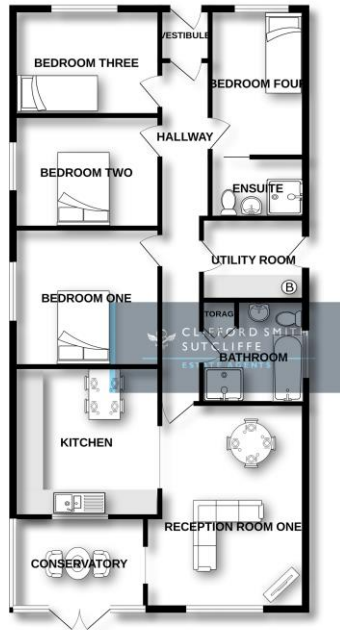
Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.



GROUND FLOOR  
1129 sq.ft. (104.9 sq.m.) approx.



FOUR BEDROOM DETACHED BUNAGLOW

TOTAL FLOOR AREA: 1129 sq ft. (104.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with reference to them.  
Made with Interplan 6/2023

