Castlerigg Drive, Ightenhill, BB12 8AT



Situated just off Lakeland Way in popular Ightenhill, this well-maintained two-bedroom ground-floor apartment offers convenient access to local shops, bus routes and the M65. Benefiting from gas central heating, a private parking space and a generously sized private rear garden, it is ideal for first-time buyers, couples or those seeking ground-floor living. If your budget doesn't stretch to a bungalow, this apartment is well worth considering. Early viewing is recommended.

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

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Set within an established development of similarly styled properties just off Lakeland Way, this two-bedroom ground-floor apartment enjoys a popular location in the Ightenhill area of Burnley.

Local amenities include the Padiham Road shopping parade, while regular bus services connect the area with Burnley, Padiham and the wider surrounding area, including the Ribble Valley. The M65 motorway is also just a few minutes' drive away, providing convenient access across the North West.

The apartment will appeal to first-time buyers, couples and those seeking the convenience of ground-floor living. The well-maintained interior benefits from gas central heating, while outside there is a private parking space and a generously sized South-facing private lawned garden to the rear, owned by the property.

An early viewing is highly recommended.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, ATTRACTIVE LOUNGE OPENING INTO A PRIVATE REAR GARDEN, KITCHEN, TWO BEDROOMS, SHOWER ROOM, PRIVATE ALLOCATED CAR PARKING, PRIVATE LAWNED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed centre panel and opening into:-

Reception Hallway

Two inbuilt storage cupboards, radiator. Doors leading from hallway and opening into:-

Reception Room One

10'03" x 14'03" Coved ceiling, radiator. UPVC framed double glazed patio-style doors opening into a private rear garden. Access to:-







Kitchen

8'0" x 9'01" Stainless steel sink unit and drainer with cupboards under, matching wall and base units incorporating stainless steel oven / grill and four ring electric hotplate with extractor canopy over, co-ordinating worktops, plumbing for washing machine, space for tall fridge freezer, radiator. UPVC framed double glazed window overlooking the rear garden.









Bedroom One

12'0" x 9'06" UPVC framed double glazed window to the front elevation, radiator.





Bedroom Two

8'09" x 6'03" UPVC framed double glazed window to the front elevation, radiator, wall mounted gas combination boiler.



Shower Room

6'05" x 6'10" Three piece suite incorporating wash basin set into vanity-style unit, WC and step in glazed shower cubicle with mixer shower fittings and tiled area over, part-tiled walls, heated towel rail. UPVC framed frosted double glazed window.

Outside

Allocated car park to the side of the property and access into a fabulous sized private South-facing rear garden, laid mainly to lawn and screened by mature trees, bushes and timber fencing to the perimeter.





Tenure : Leasehold

Energy Performance Certificate Rating : C

Council Tax Band : A

Approximate Square Footage : 515 SqFt / 48 SqM



Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

The vendor has supplied the following information:-

There is no service/management fee payable for this property.

