



## MARSDEN ROAD, BURNLEY, BB10 2BJ



**POPULAR LANEHEAD LOCATION / GENEROUS-SIZED BUNGALOW / AMPLE PARKING FRONT AND REAR / FURTHER LARGE GARDEN TO REAR /** Occupying an elevated position on the outskirts of town yet close to Lanehead amenities, this brick-built semi-detached true bungalow enjoys a highly convenient location within walking distance of the General Hospital, close to Nelson Golf Club and just minutes from Burnley town centre, with bus routes nearby. The property has undergone a comprehensive renovation by the current vendor, creating bright, neutral living spaces ideal for couples or those looking to downsize. Externally, there is ample off-road parking, a private enclosed rear terrace, an attached garage offering further potential, and a generous garden area across the rear access road with timber fencing and a summer house with power installed.



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Occupying an elevated position on the outskirts of town, yet within easy reach of Lanehead amenities, this attractive property enjoys a highly convenient setting. The General Hospital is within comfortable walking distance, Nelson Golf Club is close by, and Burnley town centre is just a short drive away, with regular bus routes available almost immediately from the doorstep.

This brick-built, semi-detached true bungalow has been comprehensively renovated by the current vendor to an excellent standard. The thoughtfully redesigned interior now offers bright, neutral living spaces ideally suited to couples or those looking to downsize. Externally, the property benefits from ample off-road parking to the front, a private enclosed terrace to the rear, and an attached garage offering excellent potential for further development or alternative use (subject to any necessary consents).

Additionally, a generous garden area located across the rear access road provides versatile outdoor space, enclosed by timber fencing and featuring a timber summer house with power installed, ideal for a home office, hobby room or leisure use.

**BRIEFLY COMPRISING:-** ENTRANCE VESTIBULE, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, GENEROUS BREAKFAST / DINING KITCHEN, REAR PORCH, TWO DOUBLE-SIZED BEDROOMS, MODERN SHOWER ROOM, LOW MAINTENANCE GARDEN TO FRONT, DRIVEWAY PROVIDING OFF-ROAD PARKING, PRIVATE ENCLOSED TERRACE TO THE REAR, FURTHER DRIVEWAY TO ATTACHED GARAGE, GOOD-SIZED PRIVATE GARDEN PLOT TO THE REAR.

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

### **UPVC Entrance Door**

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

### **Entrance Vestibule**

**4'06" x 5'10"** [Maximum] Inbuilt storage / meter cupboard, coved ceiling. Laminate wood floor extending with glazed panelled door and opening into:-

### **Reception Hallway**

**11'11" x 3'0"** Loft access point, radiator, laminate wood floor. Gloss panelled doors leading from the hallway and opening into:-



### **Reception Room One**

**13'01" x 14'0"** into chimney recess with feature illuminated media wall and inset electric fire. Coved ceiling with centre rose, two radiators, laminate wood floor. UPVC framed double glazed bay-window to the front elevation.



### **Modern Dining Kitchen**

**20'04" x 10'05"** Modern composite sink unit and drainer with cupboards under, comprehensive range of modern gloss-fronted wall, base and tall units incorporating double oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops extending to provide dining / breakfast bar, two radiators, inset spot lighting to ceiling, integrated fridge freezer, attractive tiled floor area. UPVC framed double glazed windows to the side and to the rear elevation. UPVC door with frosted double glazed centre panel opening into:-

### **Rear Porch**

**4'09" x 14'01"** UPVC framed double glazed construction set onto dwarf walling. UPVC door with double glazed centre panel, radiator.

1928



### Bedroom One

**12'0" x 11'09"** Fitted wardrobes, radiator. UPVC framed double glazed window to the front elevation.

### Bedroom Two

**11'08" x 10'06"** Fitted range of wardrobes with centre dressing table unit, laminate wood floor, radiator. Glazed window to the rear elevation. Access to garage.



### Shower Room

**7'01" x 7'07"** Three piece modern white suite incorporating wash basin set into vanity-style unit with illuminated mirror over, low-level WC with concealed cistern tank and step in glazed shower cubicle with mixer rain-shower fittings over, inset spot lighting to ceiling with extractor, laminate wood floor, chrome heated towel rail. Frosted glazed window.



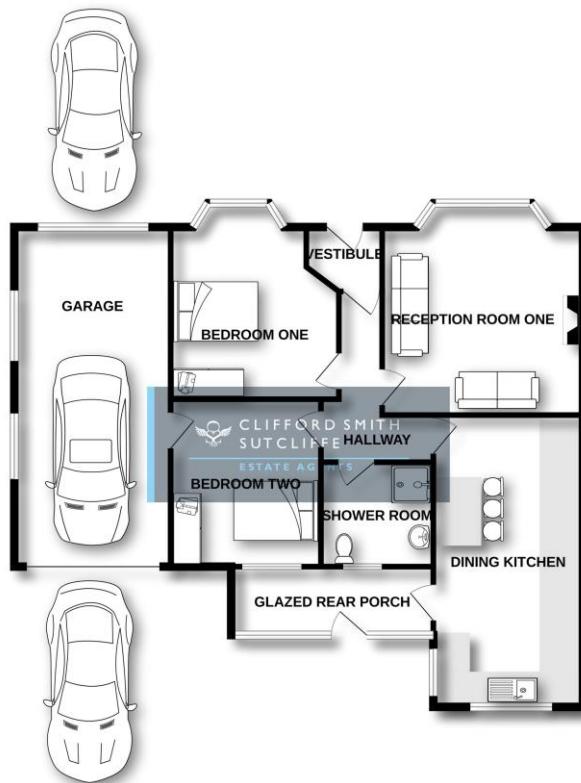
### Outside

Dwarf brick walling to the front with raised gravel flower / shrub bed. Extensive tarmacadam driveway providing off-road parking. Further driveway accessed at the rear and leading to an attached garage [24'09" x 10'11"] having up-and-over door, power and lighting installed, UPVC framed double glazed window to the front elevation, glazed windows to the side.

Private enclosed terrace to the rear laid mainly to paving with artificial lawn, and timber fencing. Access across the back street to a generous sized lawned garden with timber summerhouse having power and lighting installed, screened for complete privacy by timber fencing to the perimeter.



GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



TWO BEDROOM SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operation or efficiency can be given.  
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**Tenure : Leasehold**

**Energy Performance Certificate Rating : C**

**Council Tax Band : C**

**Approximate Square Footage : 1,125 SqFt / 104 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

