SWEETCLOUGH DRIVE, LOWERHOUSE, BB12 6LY

[NO CHAIN]



Occupying a choice position within an exclusive cul-de-sac overlooking the woodland of Sweet Clough Greenway, this comprehensively refurbished three-bedroom detached home offers stylish, family-sized accommodation in the sought-after Lowerhouse area. Featuring bright open reception spaces, a newly installed kitchen, three well-proportioned bedrooms with ensuite to the principal, private rear garden, driveway and attached garage, the property combines a superb setting with beautifully presented, ready-to-move-into accommodation.

CLIFFORD SMITH SUTCLIFFE

ALL UNDER ONE ROOF

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Occupying a choice position within an exclusive cul-de-sac of only a handful of similar properties, this impressive modern detached home enjoys an attractive elevated outlook towards the woodland of Sweet Clough Greenway. Constructed by Beazer Homes and situated within the highly sought-after Lowerhouse area of Burnley, the property is conveniently placed for Rosegrove shopping amenities, well-regarded infant and junior schools, Burnley town centre and excellent access onto the M65 motorway.

Having undergone a comprehensive programme of refurbishment, the property offers beautifully presented, family-sized accommodation with a bright and contemporary feel throughout. The open reception spaces to the ground floor take full advantage of the private woodland outlook to the front, whilst opening towards the enclosed rear garden and creating an excellent environment for modern family living and entertaining. A stylish, newly installed kitchen further complements the ground floor accommodation.

To the first floor are three nicely proportioned bedrooms, including a generous principal bedroom with ensuite facilities, together with the family bathroom.

Externally, a neat lawn with established conifer screening enhances the property's kerb appeal, whilst a private driveway leads to the attached garage, which offers useful additional space and further potential. To the rear is a private enclosed garden providing an attractive extension of the living accommodation.

Combining a particularly desirable position, woodland outlook and extensively refurbished interior, this is an excellent opportunity for buyers seeking a ready-to-move-into family home in one of Lowerhouse's popular residential locations. Early viewing is highly recommended.

BRIEFLY COMPRISING:- OPEN PORCH, ENTRANCE HALLWAY, TWO RECEPTION ROOMS, NEWLY INSTALLED KITCHEN, THREE BEDROOMS, ENSUITE TO MASTER, HOUSE BATHROOM, LAWNED GARDEN TO FRONT, DOUBLE-WIDTH DRIVEWAY TO ATTACHED GARAGE, PRIVATE ENCLOSED LAWNED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

Open Porch

Frosted leaded glazed panelled entrance door opening into:-

Entrance Hallway

20'10" x 3'01" Coved ceiling, radiator. Gloss-panelled doors leading from hallway and tiled floor area extending into:-

Two Piece Cloakroom

4'11" x 2'08" Two piece modern white suite incorporating wash hand basin set into vanity style unit and low-level WC, radiator. UPVC framed frosted double glazed window to the front elevation.



Reception Room One

14'03" x 13'0" Feature fireplace with marble inlay / hearth and inset electric fire, wall light points, coved ceiling. UPVC framed double glazed window affording an attractive outlook to the front elevation. Laminate wood floor opening through into:-



Reception Room Two

10'0" x 7'08" Coved ceiling, radiator with feature cover. Sliding double glazed patio-style doors opening into the rear garden.



Kitchen

9'11" x 8'05" Inset stainless steel sink unit with cupboards under, matching range of newly installed wall and base units incorporating Neff oven / grill, four ring ceramic hob and stainless steel extractor canopy, co-ordinating granite worktops and upstands, integrated dishwasher, space for tall fridge freezer, plumbing for washing machine, concealed Baxi gas central heating boiler, laminate wood floor, understairs storage cupboard. UPVC framed double glazed window overlooking the rear garden and frosted glazed panelled door to the side.

First Floor Landing

10'08" x 6'06" Return spindle balustrade, inbuilt storage and airing cupboard, loft access point. UPVC framed double glazed window to the side elevation. Gloss-panelled doors leading from landing and opening into:-

Master Bedroom

11'08" x 10'07" Fitted wardrobes with sliding mirror fronted doors, laminate wood floor, radiator. UPVC framed double glazed window overlooking the rear garden. Gloss-panelled door opening to:-





Ensuite Shower Room

4'0" x 7'03" Three piece white suite incorporating low-level WC, pedestal wash basin and step in shower tray with chrome mixer shower fittings, tiled area and glazed door, half tiled walls, radiator, shaver point, extractor. UPVC framed frosted double glazed window to the side elevation.



Bedroom Two

10'02" x 8'01" UPVC framed double glazed window affording an attractive open outlook to the front elevation, radiator.



Bedroom Three

7'02" x 8'0" UPVC framed double glazed window to the front elevation, radiator.

House Bathroom

6'03" x 5'06" Three piece modern white suite incorporating panelled bath with shower fittings and tiled area over, pedestal wash basin and low-level WC, fully tiled walls, extractor, chrome heated towel rail. UPVC framed double glazed window to the side elevation.

Outside

Lawned garden with conifer border extending to the front and side. Double width private tarmacadam driveway providing off-road parking and leading to an attached garage [17'05" x 7'10"] having up-and-over door with power and lighting installed UPVC framed frosted double glazed window and door opening into the rear garden. Enclosed garden to the rear laid mainly to lawn with paved patio area, mature trees and shrub borders, screened by timber fencing to the perimeter.



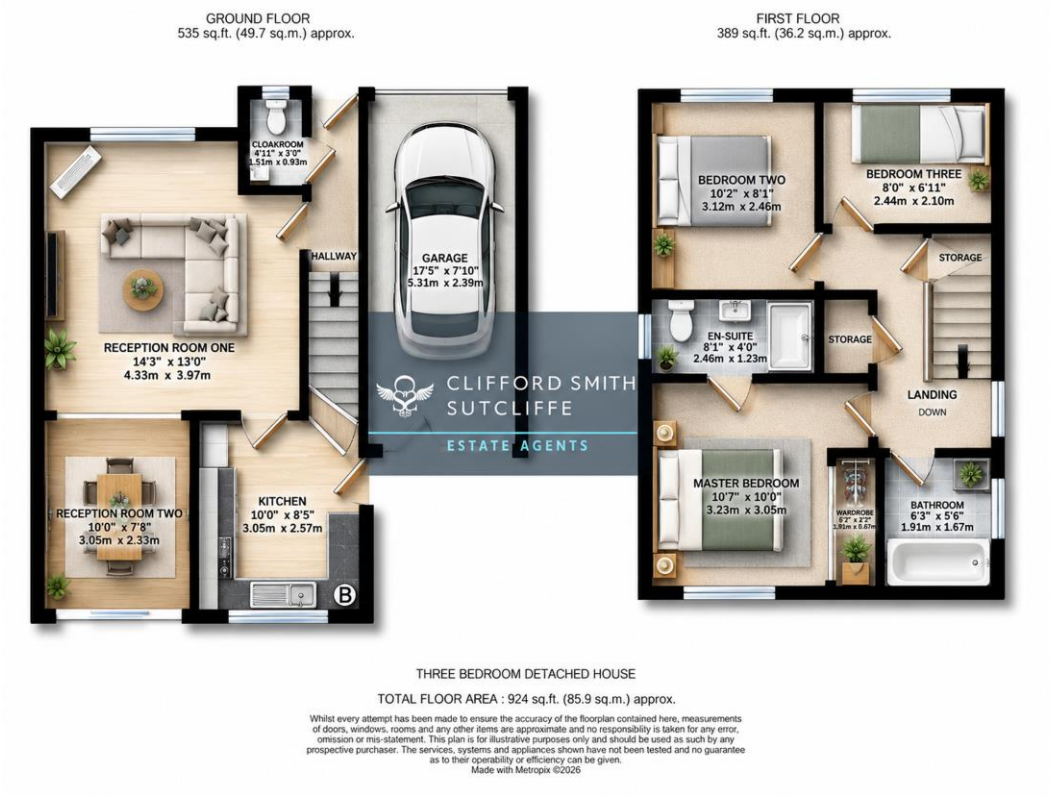












Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : D

Approximate Square Footage : 924 SqFt / 89 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

Further information provided by the vendor:-

The property has previously had planning permission granted for an extension of the existing garage to incorporating a porch and utility room, and a two storey extension to the rear. The planning has since lapsed.

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