



MOSELEY ROAD, BURNLEY, BB11 2RF NO CHAIN



Occupying an enviable position within an exclusive row of similar homes, this exceptional semi-detached bungalow enjoys breathtaking countryside views to the front and a wonderfully private woodland backdrop to the rear. Ideally situated close to Towneley Golf Club and parkland, between the picturesque Cliviger Valley and Burnley town centre, the thoughtfully extended accommodation offers generous and versatile living space with up to three bedrooms and additional lower-ground-floor reception rooms offering further potential. Mature lawned gardens provide a peaceful setting for outdoor relaxation, whilst a private block-paved driveway and attached garage provide ample parking. A rare opportunity combining space, privacy and beautiful surroundings in a highly desirable location.



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Occupying an enviable position within an exclusive row of similarly styled homes, this exceptional semi-detached bungalow enjoys a truly idyllic setting, with far-reaching views across open countryside to the front and mature woodland providing a wonderfully private backdrop to the rear. Peaceful yet remarkably convenient, the property lies moments from Towneley Golf Club and surrounding parkland, ideally positioned between the picturesque Cliviger Valley and the amenities of Burnley town centre.

Behind its attractive and understated frontage lies a surprisingly spacious home, thoughtfully extended to provide generous and highly versatile accommodation. Well suited to families, couples or those looking to downsize without compromising on space, the property offers a choice of reception rooms together with accommodation providing up to three bedrooms.

Further reception space at lower-ground-floor level adds another dimension to the home, presenting exciting potential for a home office, leisure room, additional living accommodation or further development, subject to individual requirements and any necessary consents.

Externally, the property is complemented by established lawned gardens to the rear, surrounded by mature planting and woodland to create an exceptional degree of privacy. The gardens provide an attractive and tranquil setting for outdoor dining, entertaining and relaxation.

To the front, a private block-paved driveway provides ample off-road parking and access to the attached garage.

Combining generous and adaptable accommodation with superb countryside views, mature private gardens and a highly desirable position close to Towneley, this distinctive home represents a rare opportunity within one of the area's most attractive residential settings. Early viewing is highly recommended to fully appreciate the space, outlook and potential on offer.

BRIEFLY COMPRISING:- TWO RECEPTION ROOMS, KITCHEN, BATHROOM, THREE VERSATILE BEDROOMS / RECEPTION SPACES, CONSERVATORY, BALCONY OVERLOOKING THE REAR GARDEN, TWO FURTHER RECEPTION SPACES TO LOWER GROUND FLOOR AND STORE. EXTENSIVE BLOCK PAVED DRIVEWAY TO FRONT & SIDE, LEADING TO AN ATTACHED GARAGE. FABULOUS SIZED LAWNED GARDEN TO THE REAR WITH TIMBER PERIMETER FENCING ABUTTING WOODLAND BEYOND.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed centre panels and opening into:-



Kitchen

11'09" x 8'06" Ceramic sink unit and drainer with cupboards under, matching range of gloss-fronted wall, base and tall units incorporating stainless steel oven / grill and four ring gas hob with concealed extractor hood over, co-ordinating worktops and part-tiled walls, tiled floor area, integrated microwave, space for tall fridge freezer, wall mounted gas combination boiler. UPVC framed diamond leaded double glazed window affording an attractive outlook to the front and UPVC framed diamond leaded double glazed window to the side elevation.



Reception Room One

13'03" x 11'09" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, laminate wood floor, radiator. Sealed unit diamond leaded double glazed window to the front elevation. Opening through into:-





Reception Room Two

12'06" x 11'09" Coved ceiling, laminate wood floor, radiator. Doors leading to:-

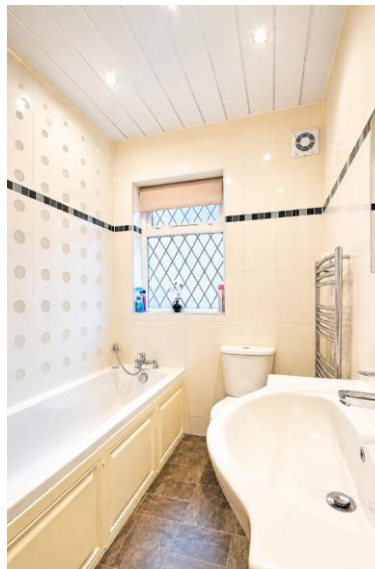
Hallway

2'04" x 2'07" Gloss panelled doors leading into:-



Bedroom Three

9'02" x 8'07" Sealed unit double glazed window to the side elevation, laminate wood floor, coved ceiling, radiator.



Bathroom

5'09" x 8'04" Three piece white suite incorporating panelled bath with electric shower fittings, tiled area and glazed scree over, wash basin set into vanity-style unit and low-level WC, fully tiled walls, boarded ceiling with inset spot lighting, extractor. Sealed unit frosted double glazed window to the side elevation, radiator.

Inner Hallway

2'08" x 3'0" Gloss panelled doors opening into:-



Bedroom / Reception Room Two

13'0" x 8'07" Coved ceiling, laminate wood floor, radiator. UPVC framed double glazed French-style doors opening into the conservatory.





Conservatory

10'06" x 20'09" UPVC framed double glazed construction set onto dwarf walling. UPVC framed double glazed French-style doors opening onto an elevated balcony.



Bedroom One

13'0" x 11'04" Coved ceiling, laminate wood floor, two radiators. UPVC framed sliding double glazed doors to conservatory.

Lower Ground Floor Level



Reception Room Three

9'11" x 19'09" UPVC framed double glazed windows overlooking the rear garden, laminate wood floor, tongue and groove boarding. Access to:-



Reception Room Four

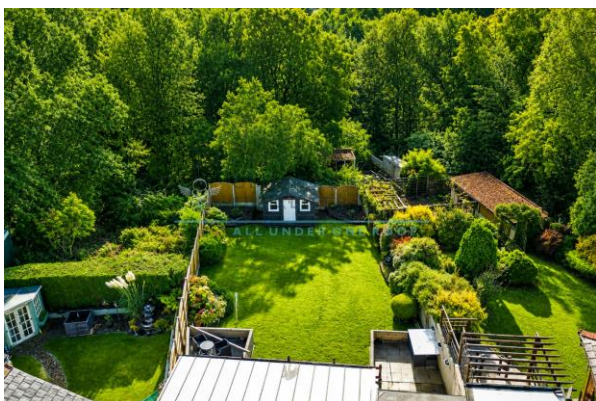
13'01" x 20'01" Tongue and groove boarding to walls. UPVC framed diamond leaded double glazed window. Access to storage area.



Outside

Dwarf brick walling to the front with opening five-bar timber gates and mature privet hedging, extensive block-paved driveway extending to the front and providing off-road parking to the side, leading to an attached garage [19'09" x 10'0"] having power and lighting installed. Elevated balcony area with timber balustrade affording an open outlook over the rear garden, paved patio area abutting a good-sized lawn with timber perimeter fencing.





Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 1,537 SqFt / 142 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



LOWER GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA: 1537 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.
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