



BERWICK DRIVE, BURNLEY, BB12 0TN



An immaculately presented and extended semi-detached family home in the sought-after Ightenhill area of Burnley. Built circa 1994 by McDermott Homes as the former show home for Clifton Farm, the property has been stylishly modernised throughout, featuring an open-plan dining kitchen, versatile snug, en-suite principal bedroom and contemporary bathroom. With generous driveway parking, a private landscaped rear garden and substantial detached store, this superb home is ideally placed for schools, countryside, Burnley town centre and the M65.



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An exceptional opportunity to acquire this immaculately presented semi-detached home, positioned within the highly regarded Ightenhill area of Burnley. Built circa 1994 by McDermott Homes as the former show home for the attractive Clifton Farm development, this appealing Ormesby design property enjoys a desirable setting close to well-regarded local schools, including Wellfield, nearby countryside walks, Burnley town centre and the M65 motorway network, offering excellent connectivity across the North West.

Thoughtfully extended and comprehensively modernised, the property provides beautifully presented family accommodation finished to a high standard throughout. The heart of the home is a superb open-plan dining kitchen, designed with family living and entertaining in mind, complemented by bright, neutral reception spaces that create an inviting and airy atmosphere. The former garage has been converted to provide a versatile snug, ideal as a teenage retreat, home office, playroom or additional sitting room.

The first floor continues the same impressive standard, with a stylish house bathroom featuring a free-standing bath, together with a well-appointed en-suite to the principal bedroom. Externally, a neat block-paved driveway provides generous off-road parking, while the rear garden offers a peaceful and private outdoor haven, landscaped with stone paving and artificial lawn for ease of maintenance. A substantial detached store, currently used as a man-shed, provides excellent additional space and further enhances this superb family home.

BRIEFLY COMPRISING:- OPEN VERANDA, RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, ATTRACTIVE LOUNGE AND MODERN DINING KITCHEN, SECOND RECEPTION ROOM, USEFUL STORE, THREE BEDROOMS, ENSUITE SHOWER ROOM TO MASTER, MODERN HOUSE BATHROOM WITH FREE-STANDING BATH, BLOCK-PAVED DRIVEWAY EXTENDING TO FRONT AND SIDE, LOW MAINTENANCE PRIVATE ENCLOSED REAR GARDEN WITH INDIAN-STONE PAVING AND ARTIFICIAL LAWN, SUBSTANTIAL BRICK-BUILT STORE SUITABLE FOR A VARIETY OF USES.

The Accommodation Afforded is as follows:-

Open Veranda

UPVC Entrance Door

Having leaded double glazed centre panels and opening into:-



Reception Hallway

15'10" x 5'10" Stairs with spindle balustrade to 1st floor level, coved ceiling inset spot lighting, radiator with feature cover, under stair storage cupboard access to

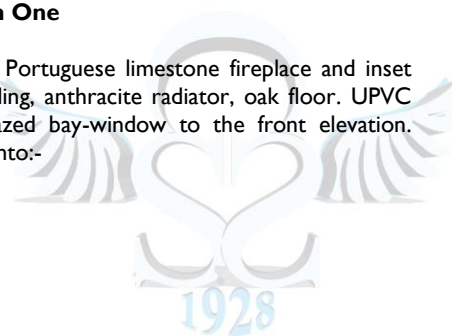
Two Piece Cloakroom

5'04" x 2'05" Two piece white suite incorporating corner wash basin with tiled splashback and low level WC, extractor.



Reception Room One

15'09" x 10'05" Portuguese limestone fireplace and inset gas fire, coved ceiling, anthracite radiator, oak floor. UPVC framed double glazed bay-window to the front elevation. Opening through into:-





Impressive Breakfast Kitchen

11'08" x 16'08" Modern composite sink unit and drainer with cupboards under, comprehensive range of gloss fronted wall, base and tall incorporating double oven/grill and five ring gas hob with extractor canopy over, coordinating granite worktops and up stands, space for American style fridge freezer, coved ceiling with inset spot lighting, matching centre Island with wine fridge and breakfast bar, integrated washer, dishwasher and microwave, Karndean floor, anthracite radiator. UPVC framed double glazed window and UPVC framed double glazed French-style doors opening into the rear garden. Access to:-



Reception Room Two

11'05" x 8'03" Anthracite vertical radiator, Karndean floor area, inset spot lighting to ceiling, loft access point, . UPVC framed double glazed window to the front elevation. Panelled door to:-

Useful Store

4'01" x 8'09" UPVC framed double glazed window to side elevation and UPVC rear entrance door.

First Floor Landing

6'02" x 10'02" Access to boarded loft storage, inset spot lighting, inbuilt storage cupboard. Oak panelled doors leading from landing and into:-



Master Bedroom

10'09" x 10'11" Inbuilt wardrobes with Oak panelled doors, anthracite radiator. UPVC framed double glazed window to the front elevation. Access to:-



Ensuite Shower Room

5'03" x 5'05" Three piece white suite incorporating corner glazed shower cubicle with chrome mixer shower fittings and tiled area over, cantilever wash basin with tiled splashback and low-level WC, inset spotlighting to ceiling with extra extractor, chrome heated towel rail. UPVC frame frosted double glazed window to the front elevation.



Bedroom Two

10'05" x 9'04" Attractive modern fitted wardrobes, anthracite radiator. UPVC frame double glazed window to the rear elevation.



Bedroom Three

10'05" x 6'11" Wall mounted Vaillant gas combination boiler, dado rail, radiator. UPVC framed double glazed window to the rear elevation.



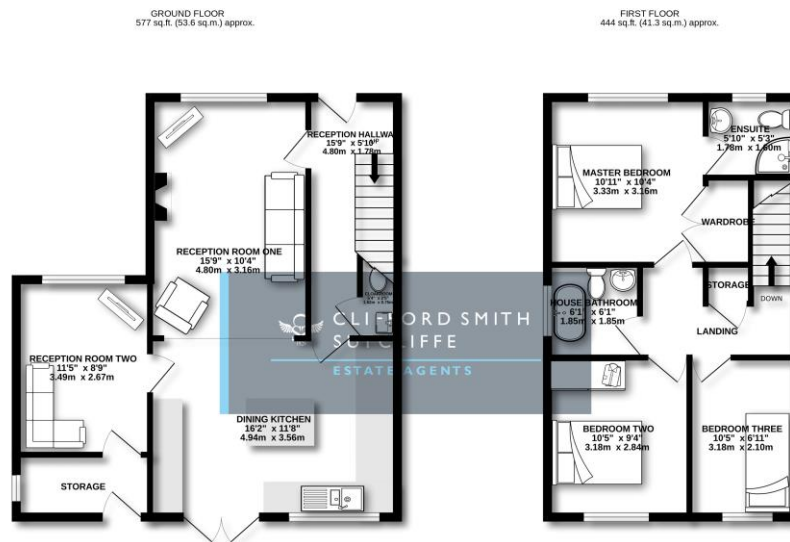
House Bathroom

6'01" x 6'01" Impressive freestanding bath with floorstanding chrome taps, cantilever wash basin and low-level WC, fully tiled walls with display / toiletry niches, inset spot lighting to ceiling, extractor, chrome heated towel rail. UPVC framed frosted double glazed window to the side elevation.

Outside

Extensive block-paved driveway providing off-road parking for several vehicles to the front and side. Gated side access opening into an easily maintained private enclosed rear garden with paved patio areas, artificial lawn, brick walling and timber perimeter fencing. Substantial brick-built annexe/store [1203 x 1204] having power and lighting installed, UPVC framed double glazed French doors.





THREE BEDROOM EXTENDED SEMI-DETACHED

TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 1,021 SqFt / 94 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

