



## 11 Clockhouse Avenue

### Burnley

Occupying a generous plot, 11 Clockhouse Avenue, Burnley is a substantial four-bedroom detached family home offering approximately 1,830 sq ft of accommodation, excellent outside space and a detached double garage. Internally, the property provides spacious and versatile living accommodation including a large entrance hallway, generous main living room, separate dining room, fitted kitchen, utility room, ground floor WC and conservatory overlooking the rear garden. To the first floor are four bedrooms and two bathrooms, making this a particularly practical home for growing families. Externally, the property really stands apart. There is parking for several vehicles, a detached double garage and beautifully established gardens surrounding the home. A substantial additional parcel of land to the front creates an impressive sense of space and privacy, while also offering potential for a variety of future uses, including possible development potential, subject to the necessary planning permission and consents. Further benefits include gas central heating, a new roof installed in 2025, Freehold tenure and a chain-free position. Clockhouse Avenue is situated within the BB10 area of Burnley, with a good range of everyday amenities, convenience stores and schools nearby. St James' Lanehead CE Primary School is around 0.3 miles away, with further primary and secondary schooling within easy reach. Brierfield railway station is approximately 1.2 miles away, while Burnley town centre and surrounding areas are readily accessible for shopping, leisure and transport connections.



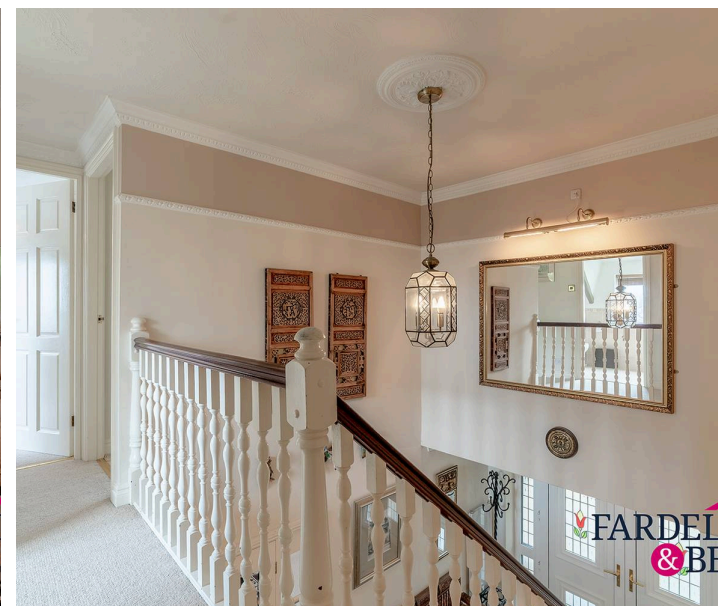


## Ground Floor

The ground floor opens into an impressive and generously proportioned entrance hallway, creating an immediate sense of space and providing access to the principal reception rooms. The living room is a particularly spacious reception area, featuring a striking exposed brick fireplace with timber mantel and plenty of room for a range of seating. To the rear, the conservatory provides an additional versatile living or dining space, enjoying views over and direct access to the garden. A separate dining room offers an ideal setting for family meals and entertaining. The fitted kitchen features an extensive range of wall and base units, generous worktop space, integrated appliances and a range-style cooker, complemented by characterful ceiling beams. A useful utility room sits alongside the kitchen, while a separate ground floor WC completes the accommodation.

## First Floor

The first floor continues the generous proportions of the home, centred around a spacious landing overlooking the entrance hall below. There are four bedrooms in total, including two particularly well-proportioned double rooms, alongside two further bedrooms that would work equally well for children, guests or as a home office. Character features continue throughout, with exposed beams adding warmth and individuality to several rooms. The accommodation is complemented by two separate bathrooms, giving the floor excellent practicality for family living. One bathroom features a bath with shower over, while the second includes a separate shower enclosure, WC and wash basin. Useful built-in storage is also positioned off the landing, helping to keep the space organised and functional. Overall, the first floor offers flexible bedroom accommodation with a strong balance of space, character and practicality.















## GARDEN

The outside space is a real standout feature of this home, offering an impressive level of privacy and scale. In addition to the gardens surrounding the property, there is a substantial additional parcel of land to the front, creating a generous green outlook and excellent separation from neighbouring homes. This versatile area could lend itself to a number of uses and may also offer potential for future development, subject to the necessary planning permission and relevant consents. The established gardens feature expansive lawns, mature hedging, shaped shrubs, planting beds and paved seating areas, ideal for relaxing or entertaining. The conservatory opens directly onto the rear patio and garden, while a private driveway provides ample off-road parking and leads to a detached double garage of approximately 33 sq m, offering excellent parking, storage or workshop space.

## DOUBLE GARAGE

2 Parking Spaces

## DRIVEWAY

3 Parking Spaces







BRITISH  
PROPERTY  
AWARDS

2025  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
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