



RED LEES AVENUE, CLIVIGER, BB10 4JE

[NO CHAIN]



Occupying a generous plot on this highly desirable avenue near the Cliviger border, this comprehensively renovated three-bedroom semi-detached home offers stylish, family-sized accommodation with spacious reception areas and an impressive modern kitchen extension. Finished to a high standard throughout, the property also benefits from a contemporary shower room, attractive gardens, extensive multi-vehicle parking and a detached garage, all within easy reach of Pike Hill amenities and beautiful surrounding countryside.



CLIFFORD SMITH
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ALL UNDER ONE ROOF



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Occupying a generous plot among one of the area's most desirable avenues, this outstanding semi-detached home enjoys a sought-after position on the Cliviger border, surrounded by some of East Lancashire's most attractive countryside. The picturesque villages and walking routes of Worsthorne, Hurstwood and the Cliviger Valley are all close by, while Pike Hill's local shopping amenities and regular bus services into Burnley town centre remain within easy reach.

Having undergone a comprehensive programme of renovation, the property has been transformed into a stylish and beautifully appointed family home, combining contemporary finishes with generous, well-planned accommodation. The spacious ground floor provides excellent reception space for both everyday family life and entertaining, complemented by an impressive modern kitchen extension extending across the rear of the property and creating a superb focal point to the home.

To the first floor are three well-proportioned bedrooms and a sleek, contemporary shower room, all finished to a high standard. Externally, the property continues to impress with attractive gardens, an extensive multi-vehicle driveway and a detached garage, completing a highly desirable home that is ready for immediate occupation. Early viewing is strongly recommended.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO RECEPTION ROOMS, EXTENDED DINING KITCHEN ACROSS REAR OF PROPERTY, SEPARATE UTILITY WITH WC, THREE NICELY PROPORTIONED BEDROOMS, CONTEMPORARY SHOWER ROOM, NEAT LAWNED GARDENS TO FRONT AND REAR WITH PAVED PATIO AREA, EXTENSIVE BLOCK-PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING TO DETACHED GARAGE.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having twin frosted double glazed centre panels and opening into:-



Reception Hallway

5'10" x 11'0" Return stairs ascending to the first floor level, understairs storage cupboard, radiator. UPVC framed double glazed window to the side elevation. Glazed panelled doors leading from the hallway and opening into:-



Reception Room One

14'01" x 11'06" UPVC framed double glazed bay-window to the front elevation, radiator. Opening through into:-





Extended Kitchen

8'09" x 22'01" 1 ½ composite sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel oven grill and four ring ceramic hob with extractor hood over, coordinating worktops and up stands, integrated fridge freezer and dishwasher, inset spotlighting to ceiling, radiator. UPVC framed double glazed window overlooking the rear garden and UPVC framed double glazed French-style doors opening onto a neat paved patio area to the rear. Opening through into:-



Reception Room Two

11'0" x 8'04" Glazed panelled door returning to reception hallway, radiator. Gloss-panelled door to:-

Utility

10'07" x 3'09" Stainless steel sink unit and drainer with cupboards under, co-ordinating worktop, space for washing machine, wall mounted Baxi gas combination boiler, chrome heated towel rail, inset spot lighting to ceiling, extractor, low-level WC. UPVC framed frosted double glazed windows to the side elevation.



First Floor Landing

6'0" x 8'03" UPVC framed double glazed window to the front elevation, radiator. Gloss-panelled doors leading from the landing and opening into:-





Bedroom One

13'0" x 7'04" UPVC framed double glazed windows to the side and to the rear elevations, radiator.



Bedroom Two

7'01" x 11'08" plus deep door recess. UPVC framed double glazed window to the rear elevation, radiator.



Bedroom Three

6'10" x 8'04" UPVC framed double glazed window to the front elevation, radiator.



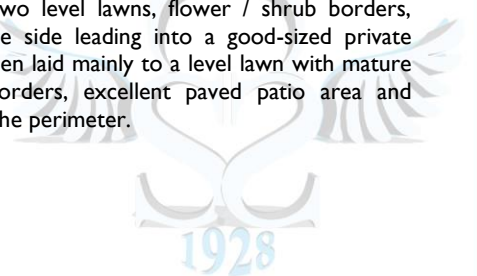
House Shower Room

9'11" x 4'08" Three piece modern white suite incorporating pedestal wash basin, low-level WC and step in shower tray with chrome mixer rain-shower fittings, tiled area and sliding glazed screen over, chrome heated towel rail, inset spot lighting to ceiling with extractor, loft access point. UPVC framed frosted double glazed window.

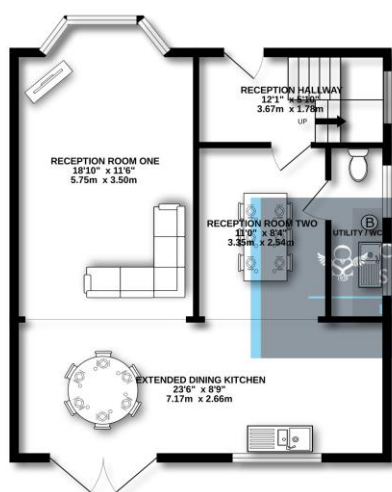


Outside

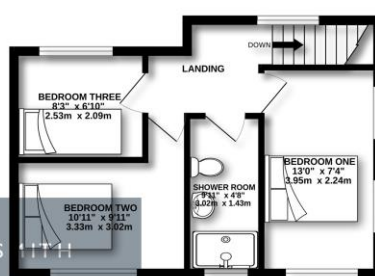
Substantial block-paved driveway providing off-road parking for numerous vehicles and leading to a detached garage having up-and-over door. Dwarf brick walling and neat privet hedging with wrought iron gate and block paved pathway leading between two level lawns, flower / shrub borders, timber gate to the side leading into a good-sized private enclosed rear garden laid mainly to a level lawn with mature flower / shrub borders, excellent paved patio area and timber fencing to the perimeter.



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metrepro 6/20/20



Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 958 SqFt / 89 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

