



**BROOKLANDS HOUSE,  
2 BROOKLANDS AVENUE, BURNLEY, BB11 3PS**  
GUIDE PRICE £300,000



**EXCLUSIVE AVENUE OF PERIOD PROPERTY / SUBSTANTIAL DETACHED RESIDENCE / APPROXIMATELY ONE ACRE / REQUIRING CONSIDERABLE RECOMMISSIONING** / Well within this secluded avenue, located at the foot of the tree-lined Brooklands Road and just-off Todmorden Road. This enchanting detached property has laid resting in recent times, ready for the next chapter and requiring considerable renovation, modernisation and recommissioning.



**CLIFFORD SMITH  
SUTCLIFFE**

**ALL UNDER ONE ROOF**



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Occupying a choice position well within this secluded avenue of varying styled and sized period property. Located at the foot of the attractive Brooklands Road, and just-off Todmorden Road, a stones throw away from Towneley Parkland and Golf Club. Only a short distance from the glorious Cliviger valley countryside, yet within a few minutes drive of all the amenities of Burnley town centre, including access onto the M65 motorway.

A truly enchanting detached residence which has to be seen to be appreciated. The life of this property has been resting in recent years, standing silent and waiting patiently for a new chapter. Once the residence of Lieutenant George Haffner, a historic wartime hero and a character with deep roots to the town of Burnley, this stone built property affords generous sized reception spaces and five-bedrooms, many of which retain the original character and charm. Realistically the property requires a complete programme of renovation, modernisation and recommissioning which has to be seen to be appreciated. The property sits within approximately an acre of land which has since enveloped the property, the tennis courts and pond hidden somewhere beneath the vegetation, with a private driveway and brick built detached garage a further feature. An accompanied viewing for serious buyers is highly recommended and, given the excitement stimulated so far, advised sooner rather than later.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, THREE GENEROUS SIZED RECEPTION ROOMS, KITCHEN, REAR PORCH, ATTACHED ANNEXE, USEFUL BASEMENT AREAS, FIVE BEDROOMS, BATHROOM WITH SEPARATE WC, PRIVATE GATED DRIVEWAY TO DETACHED GARAGE / WORKSHOP, GARDENS ENVELOPE THE PROPERTY TO THE FRONT, SIDE AND REAR TOTALLING ONE-ACRE.

## The Accommodation Afforded is as follows:-

### Entrance Porch

4'07" x 8'06" Having glazed panelled double opening doors with glazed panels to side and upper square leaded glazed panels, tiled floor area, wall light point. Square pane glazed panelled door with square-leaded frosted glazed panel over and opening into:-



### Reception Hallway

21'11" x 6'08" Stairs with spindle balustrade, polished wood hand rail and newel-post ascending to the first floor level, feature panelling and understairs access with steps descending into basement. Coved ceiling. Further hallway 10'04" x 3'07" with panelled rear entrance door leading to a rear entrance porch. Panelled doors leading from the landing and large opening through into:-



### Reception Room One

15'10" x 14'11" into chimney breast recess. Ornate decorative coving, picture rail. Impressive glazed bay-window to the front elevation.





### Reception Room Two

21'06" x 14'07" into chimney breast recess. Feature fireplace with tiled inlay / hearth, coved ceiling, picture rail. Sealed unit double glazed square bay-window to the side elevation and twin double glazed sash windows to the front elevation.



### Reception Room Three

15'11" x 14'0" into chimney breast recess. Decorative plasterwork to the ceiling, arched display niche, picture rail. Double glazed panelled rear entrance door with double glazed panels to side and over.



### Kitchen

12'04" x 18'02" into tiled chimney breast recess with gas cooker point. Glazed windows to the side elevation and glazed window to the rear.



Access to annexe:-

### Corridor

5'06" x 14'05" Inbuilt storage cupboards, frosted glazed window. Glazed windows to the front and the side elevation, glazed panelled side entrance doors with steps





### First Floor Landing

14'01" x 10'04" Galleried landing with return spindle balustrade and polished wood handrail, coved ceiling, colour leaded glazed lantern / skylight, radiator. Panelled doors leading from the landing and opening into:-

### Bedroom One

22'01" x 11'03" Twin glazed sash windows to the side elevation and sash windows to the front elevation.



### Bedroom Two

15'0" x 14'09" Sealed unit double glazed sash-windows overlooking the rear garden, picture rail.

### Bedroom Three

12'07" x 14'09" Sealed unit double glazed sash-window to the front elevation, and glazed window to the side.



### Bedroom Four

8'10" x 14'07" Sealed unit double glazed sash window to the rear elevation.





### Bedroom Five

8'01" x 10'06" Sash window to the front elevation.



### Bathroom

10'08" x 7'01" Twin frosted glazed sash windows to the side elevation, radiator, pedestal wash basin.

### Separate WC

6'10" x 2'08" Low level WC. Frosted glazed window.

### Outside

Wrought iron gate opening between dwarf brick walling, with pathway extending to the front of the property. Steps providing separate access to the side and twin wrought iron gates opening onto a private driveway leading to a detached brick-built double-sized garage. The property stands within approximately an acre of gardens with mature trees and bushes to the perimeter.



**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : F**

**Approximate Square Footage : 2,976 SqFt 276SqM**

### Services :

Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.

### Further information:-

The property is situated within the Burnley Mall Conservation Area, an area recognised for its special architectural and historic character. Conservation area status does not prevent change, but it does mean that development and certain works, including works to trees, are subject to additional planning controls to ensure the character and appearance of the area is preserved or enhanced. Buyers should make their own enquiries with the local authority regarding any proposed alterations, extensions, or tree works.



GROUND FLOOR  
1786 sq.ft. (165.9 sq.m.) approx.

FIRST FLOOR  
1190 sq.ft. (110.5 sq.m.) approx.



FIVE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 2976 sq.ft. (276.5 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.  
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