



10 Sweet Clough Drive

Burnley, Burnley

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached
- 4 Bedrooms + En Suite
- Gas Central Heating + uPVC Double Glazing
- Double Driveway + Double Garage
- Garden
- Popular Lowerhouse Location
- Council Tax Band E + Leasehold Tenure -£50 annual ground rent



Property Description Ground Floor

The ground floor offers a well-balanced layout, ideal for both everyday living and entertaining. To the front aspect sits a spacious living room, filled with natural light from the large bay window and centred around a feature gas fire with an attractive surround, creating a warm and inviting focal point. This flows seamlessly through to a defined dining area, perfectly positioned for family meals or hosting guests, with sliding doors opening into a generous conservatory spanning the width of the property. The conservatory provides additional living space and enjoys pleasant views over the private rear garden. The fully fitted kitchen is well-appointed with a range of integrated appliances including oven, microwave and dishwasher, complemented by granite work surfaces. There is also direct access into both the conservatory and the double garage, adding further practicality. A useful downstairs WC is conveniently located off the entrance hall, completing the ground floor accommodation.

Property Description First Floor

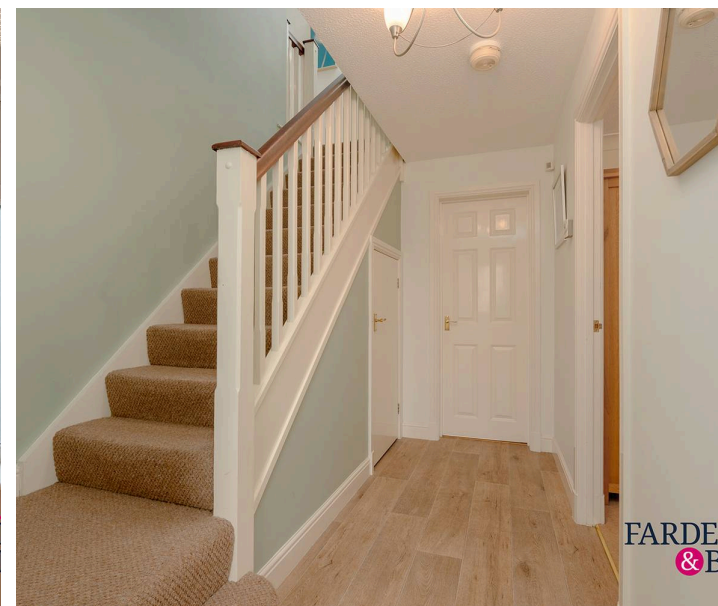
The first floor offers four well-proportioned bedrooms, ideal for growing families or those needing flexible space for home working. The main bedroom is a generous double, complete with a modern three-piece en suite shower room, providing a private and practical retreat. The remaining bedrooms are all well-sized, offering versatility for use as additional bedrooms, a home office or dressing room, each benefiting from natural light and a neutral finish throughout. The family bathroom is fitted with a three-piece white suite, including a panelled bath with shower over, wash basin and push button WC, finished with complementary tiling for a clean and modern feel.



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GARDEN

Externally, the property sits on a generous plot with a double driveway providing ample off-road parking, leading to a double garage. The garage benefits from power, lighting and plumbing, offering excellent versatility for storage, workshop use or potential further conversion, subject to the necessary consents. To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. The garden offers a good degree of privacy and space for families, with a pleasant outlook and a well-maintained feel throughout.

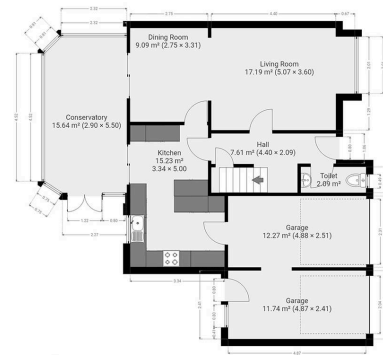
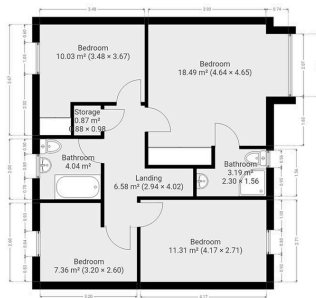
DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

2 Parking Spaces

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Total Property Area: approx - 153 Sq Meters (1,646.88 Sq Feet)

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