Brunshaw Road, Burnley, BB10 3JB



A rare opportunity to acquire an individual, architect-designed detached home in the popular Pike Hill area. Built in stone circa 2002, this distinctive property stands apart within the locality, offering generous family accommodation with scope for a fourth bedroom, subject to any necessary approvals. Private gardens, vehicle parking and access from Brownside Road complement its convenient position close to local shops, bus routes and the countryside surrounding Worsthorne, Hurstwood and Cliviger.

CLIFFORD SMITH SUTCLIFFE
ALL UNDER ONE ROOF

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net

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A distinctive detached residence offering a rare opportunity in this popular Pike Hill location. Individually designed by an architect and built in stone circa 2002, this home stands apart from more conventional properties in the locality, combining character, generous accommodation and the privacy of a detached setting.

Thoughtfully planned for family living, the accommodation features attractive ground-floor reception spaces and generously proportioned bedrooms to the first floor. The layout also offers scope to create a fourth bedroom, as originally intended, subject to any necessary approvals.

Low-maintenance gardens to the front complement a private rear garden, with vehicle parking and private access from Brownside Road adding to the property's appeal.

The setting brings everyday convenience together with easy access to open countryside. A nearby shopping parade, including a Spar store, and regular bus services connect the area with Burnley town centre, while Worsthorne, Hurstwood and Cliviger are all within easy reach.

An individual home of considerable appeal, offering a distinctive detached lifestyle in an established and well-connected neighbourhood. Early viewing is highly recommended.

BRIEFLY COMPRISING:- OPEN PORCH, RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, GENEROUS SIZED LOUNGE WITH SPACE FOR DINING, SEPARATE SECOND RECEPTION ROOM, DINING KITCHEN AND SEPARATE UTILITY ROOM, THREE WELL PROPORTIONED BEDROOMS, ENSUITE TO THE MASTER AND HOUSE BATHROOM, LOW-MAINTENANCE GARDENS TO FRONT, PRIVATE GARDEN TO REAR WITH DRIVEWAY FROM BROWNSIDE ROAD. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

Open Porch

3'10" x 3'01" UPVC entrance door having twin frosted double glazed centre panels and opening into:-



Reception Hallway

15'05" x 6'02" UPVC framed double glazed window to the front elevation, solid wood floor area, oak wood stairs with matching spindle and polished wood handrail ascending to the first floor level, coved ceiling, radiator. Frosted glazed panelled door leading from hallway and gloss-panelled door to:-

Two Piece Cloakroom

6'03" x 3'07" WC and corner wash basin with tiled splashback, wood floor area, radiator. UPVC framed frosted double glazed window.





Reception Room One

27'07" x 11'04" Polished wood fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, two radiators, coved ceiling. UPVC framed double glazed windows to the front and the rear elevation. Twin glazed panelled doors returning to hallway.





Dining Kitchen

13'05" x 9'02" Inset stainless steel sink unit and drainer with cupboards under, comprehensive range of gloss-fronted wall, base and tall units incorporating douyble oven / grill and four ring gas hob with stainless steel extractor canopy over, co-ordinating granite worktops with drainer grooves and matching upstands, coved ceiling with inset spot lighting, integrated dishwasher, fridge and freezer, radiator. UPVC framed double glazed window to he rear elevation, glazed panelled door to reception hallway and opening through into:-

Utility Room

5'03" x 4'07" Concealed gas combination boiler, fitted work top with cupboards under, plumbing for washing machine, tiled floor area, radiator. UPVC framed double with twin frosted double glazed centre panels leading out into the rear garden.



Reception Room Two

7'03" x 9'02" Fitted office desk with display shelves, coved ceiling, radiator. UPVC framed double glazed window to the front elevation.

First Floor Landing

15'01" x 6'02" Return oak-wood spindle balustrade, coved ceiling with loft access point, radiator. UPVC framed double glazed window to the front elevation. Gloss-panelled doors from landing and opening into:-



Master Bedroom

19'0" x 11'09" UPVC framed double glazed window to the front elevation, radiator, gloss-panelled door to walk-in wardrobe (6'04" x 4'05") and access to:-







Ensuite

8'06" x 9'0" Twin sinks set into marble tiled vanity-style unit with storage cupboards and mirror over, WC and step in shower with chrome mixer shower fittings, tiled area and glazed door over, inset spot lighting to ceiling, chrome heated towel rail, shaver point, wood floor area, extractor.



Bedroom Two

10'07" x 9'03" UPVC framed double glazed window affording an elevated open outlook to the rear elevation, inbuilt wardrobe with double opening doors, radiator.



Bedroom Three

7'11" x 9'04" UPVC framed double glazed window to the front elevation, radiator. Inbuilt wardrobe with gloss-panelled door.



House Bathroom

5'06" x 5'09" Three piece modern White suite incorporating P-shaped bath with shower fittings tiled area and curved glazed screen over, cantilever wash basin and WC, half tiled walls, chrome heated towel rail, Karndean-style floor area, inset spot lighting to ceiling with extractor, shaver point. UPVC framed frosted double glazed window.

Outside

Stone walling to the front with wrought iron gate and paved steps, screened by mature green hedge, planted flower / shrub beds, paved access to either side and opening into a private low-maintenance rear garden with paved patio areas, flower / shrub beds and off-road parking accessed from Brownside Road at the rear.







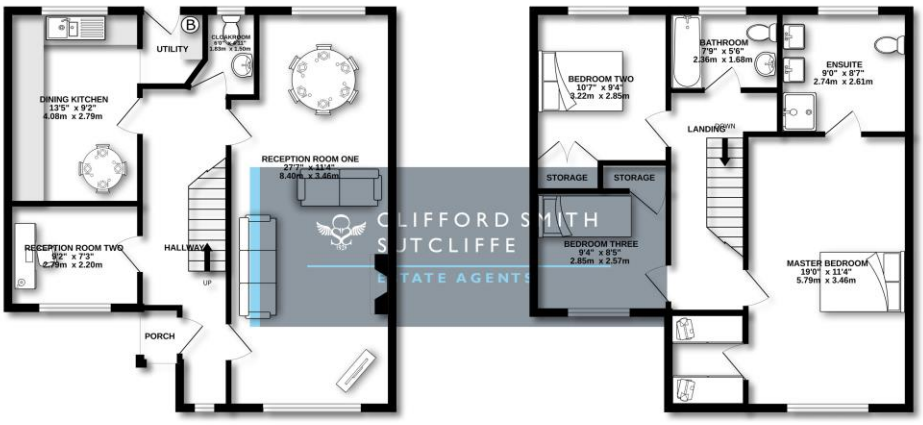






GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

FIRST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



THREE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : E

Approximate Square Footage : 1,315 SqFt / 122 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.