



MOORLAND ROAD, BURNLEY, BB11 2NY

[NO CHAIN]



Located on the outskirts of town just off Manchester Road within an attractive tree-lined avenue of similar homes, this spacious semi-detached property is ideally suited to a growing family. Rosehill shopping amenities, regular bus routes into Burnley town centre, and well-regarded local schools including Rosewood Primary are all within walking distance, while the A66 and M65 motorways are only a short drive away, providing excellent connectivity throughout the Northwest. The home offers bright, neutrally presented reception spaces, three well-proportioned bedrooms, and private lawned gardens surrounding the property to the front, side, and rear, and early viewing is highly recommended.



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Situated on the outskirts of town just off Manchester Road, within an attractive tree-lined avenue of similarly styled homes, this property enjoys a pleasant and well-established setting. It is conveniently placed within easy walking distance of the shopping amenities at Rosehill, with regular bus services providing straightforward access into Burnley town centre. A selection of well-regarded local schools, including Rosewood Primary, are close at hand.

The A66 and M65 motorway networks are only a short drive away, offering excellent connectivity and complete freedom to travel throughout the Northwest region.

This spacious semi-detached home provides generous living accommodation, ideally suited to a growing family. The property offers the usual modern comforts throughout, featuring bright, neutrally decorated reception spaces and three well-proportioned bedrooms. Private lawned gardens surround the home to the front, side, and rear, creating a secure and welcoming outdoor environment.

Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO PIECE CLOAKROOM, TWO GOOD-SIZED RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, MODERN BATHROOM WITH SEPARATE WC, PRIVATE LAWNED GARDENS TO THE FRONT, SIDE AND REAR.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having half-moon frosted double glazed centre panel and opening into:-

Reception Hallway

16'02" x 7'04" Stairs ascending to the first floor level, radiator. Understairs access to side entrance porch with glazed panelled side entrance door and understairs storage cupboard. Access to:-

Two Piece Cloakroom

4'08" x 2'04" Two piece white suite incorporating low-level WC and wash hand basin with tiled splashback, inbuilt meter cupboard, extractor. UPVC framed frosted double glazed window.



Reception Room One

12'02" x 14'11" into chimney breast recess with inbuilt storage cupboard. UPVC framed double glazed window affording a private outlook to the front elevation, radiator.



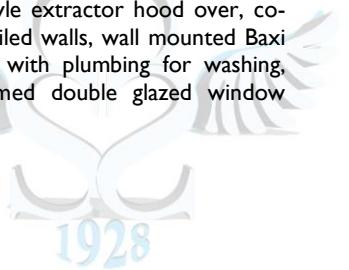
Reception Room Two

10'10" x 10'11" into chimney breast recess. UPVC framed double glazed window overlooking the rear garden, radiator.



Kitchen

7'0" x 11'04" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating stainless steel oven / grill and four ring gas hob with stainless steel chimney-style extractor hood over, co-ordinating worktops and part-tiled walls, wall mounted Baxi gas combination boiler, space with plumbing for washing machine, radiator. UPVC framed double glazed window overlooking the rear garden.



First Floor Landing

10'06" x 7'03" Return balustrade. UPVC framed double glazed window to the side elevation. Gloss-panelled doors from the landing and opening into:-



Bedroom One

12'02" x 15'0" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



Bedroom Two

10'09" x 10'11" into chimney breast recess. UPVC framed double glazed window to the rear elevation, radiator, loft access point.



Bedroom Three

7'01" x 11'06" UPVC framed double glazed window to the rear elevation, radiator.

Bathroom

4'09" x 7'03" Two piece white suite incorporating panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin with tiled splashbacks, extractor, chrome heated towel rail. UPVC framed frosted double glazed window.



Separate WC

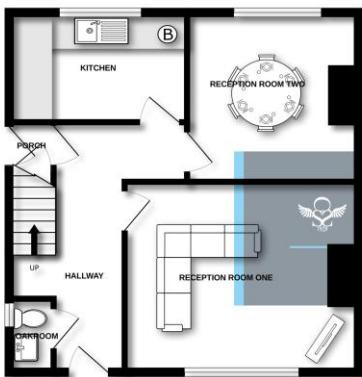
2'05" x 4'05" Low level WC. UPVC framed frosted double glazed window to the side elevation.

Outside

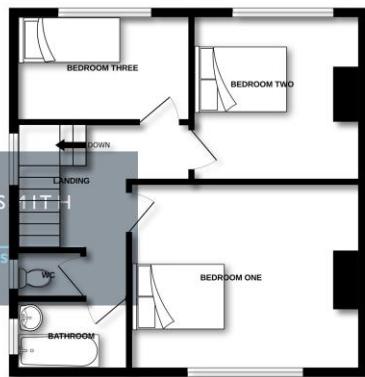
Mature privet hedge providing privacy to the front and gate onto paved walkway. Lawned garden to the front and extending to the side. Private enclosed garden to the rear laid mainly to lawn with flower / shrub beds, mature privet hedges and timber fencing to the perimeter.



GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



FIRST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and of the house as a whole are approximate and no responsibility is taken for any errors, omission or misdescription. 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 working order can be given.
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Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : A

Approximate Square Footage : 997 SqFt / 92 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

