



# SANDIWAY DRIVE, BRIERCLIFFE, BB10 2JS

[NO CHAIN]



A well-presented three-bedroom semi-detached home on a generous plot within a sought-after Barratt estate in popular Harle Syke, close to local shops, Briercliffe Primary School and transport links into Burnley. Offering open-plan reception space, ample driveway parking and a landscaped rear garden backing onto open countryside with Nelson Golf Club beyond, the property is ideal for couples and young families.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying a generous square plot within this sought-after Barratt estate, this well-presented brick-built semi-detached home enjoys a superb position close to the heart of popular Harle Syke. The property is conveniently placed for Burnley Road shopping parade and Briercliffe Primary School, while Burnley town centre is only a short drive away, with regular bus services available from nearby Burnley Road.

Constructed in 1976, the property benefits from an enviable open outlook and offers accommodation ideally suited to couples and young families. The ground floor features attractive open-plan reception spaces, while the first floor provides three well-proportioned bedrooms.

Externally, the home enjoys a neat private driveway with ample off-road parking, together with a good-sized landscaped rear garden backing onto open countryside, with Nelson Golf Club beyond. This attractive outdoor space is ideal for relaxing, entertaining, or family use.

**BRIEFLY COMPRISING:- ENTRANCE HALLWAY, TWO OPEN PLAN RECEPTION SPACES, CONSERVATORY, MODERN KITCHEN, THREE BEDROOMS, MODERN BATHROOM, PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING TO THE FRONT, GOOD SIZED LANDSCAPED REAR GARDEN ABUTTING OPEN COUNTRYSIDE.**

## The Accommodation Afforded is as follows:-

### Modern Composite Entrance Door

Opening into:-

### Entrance Hallway

**6'05" x 4'09"** Stairs ascending to the first floor level, inbuilt storage / meter cupboard, laminate wood floor. UPVC framed frosted double glazed windows to the front elevation. Gloss-panelled door opening into:-



### Reception Room One

**12'03" x 14'0"** Coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Laminate wood floor extending with opening into:-



### Reception Room Two

**8'08" x 8'11"** Radiator, coved ceiling. Glazed window with opening to conservatory and gloss panelled door to:-



### Kitchen

**8'10" x 7'10"** Circular stainless steel sink unit and drainer with cupboards under, matching range of wall, base, tall and glazed display units incorporating oven / grill and four ring ceramic hob with stainless steel extractor canopy over, co-ordinating worktops with concealed illumination and part-tiled walls, inset spot lighting to ceiling, plumbing for washing machine, integrated fridge freezer, radiator, understairs storage cupboard. UPVC framed double glazed window overlooking the rear garden and UPVC side entrance door with frosted double glazed centre panel.



### Conservatory

12'0" x 9'10" UPVC framed double glazed construction set onto dwarf walling, laminate wood floor, electric convactor heater. UPVC double glazed French-style doors opening into the rear garden.

### First Floor Landing

6'11" x 6'02" Return balustrade, radiator. UPVC framed frosted double glazed window to the side elevation, loft access point. Gloss panelled doors leading from landing and into:-



### Bedroom One

10'05" x 10'11" Coved ceiling, radiator. UPVC framed double glazed window affording a panoramic open outlook to the front elevation.



### Bedroom Two

10'08" x 9'01" plus door recess. Coved ceiling, radiator. UPVC framed double glazed window affording an enviable open outlook to the rear elevation.

### Bedroom Three

6'07" x 8'01" UPVC framed double glazed window also to the rear elevation, radiator.



### Bathroom

7'05" x 6'06" Three piece modern white suite incorporating panelled bath with chrome mixer rain shower fittings, tiled area and glazed screen over, wash basin set into vanity-style unit and low-level VWC, tiled walls, boarded ceiling with inset spot lighting, laminate wood floor, chrome heated towel rail. Cupboard housing Baxi gas combination boiler, UPVC framed frosted double glazed window.



**Tenure : Freehold**

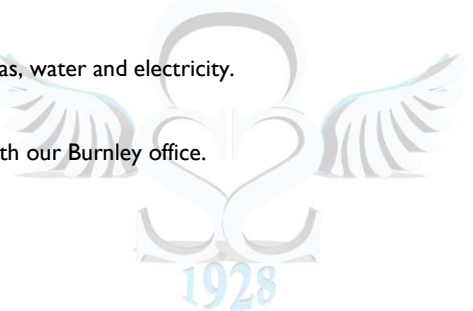
**Energy Performance Certificate Rating : C**

**Council Tax Band : C**

**Approximate Square Footage : 801 SqFt / 74 SqM**

**Services :**  
Mains supplies of gas, water and electricity.

**Viewing :**  
By appointment with our Burnley office.





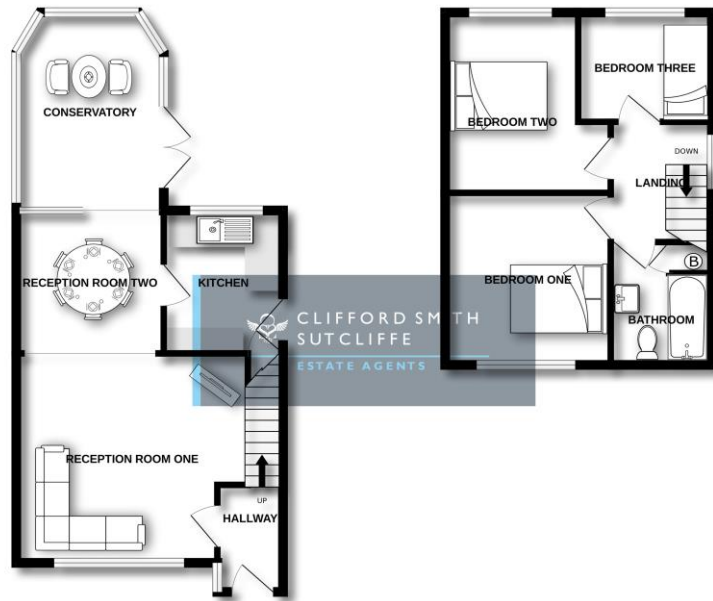
## Outside

Private driveway providing off road parking for several vehicles. Gated access to the side and emerging into a generous sized landscaped rear garden with paved patio and artificial lawn, timber perimeter fencing abutting open countryside beyond to the rear,



GROUND FLOOR  
456 sq. ft. (42.4 sq.m.) approx.

FIRST FLOOR  
345 sq. ft. (32.1 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 801 sq. ft. (74.4 sq.m.) approx.

While 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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