



IGHTEN ROAD, IGHTEHILL, BB12 0LJ



ATTRACTIVE SEMI-DETACHED HOME / OVERLOOKING IGHTEHILL PARKLAND / WELL PRESENTED THROUGHOUT / LANDSCAPED GARDENS FRONT & REAR / Nestled beside the picturesque Ightenhill parkland, this attractive brick-built semi-detached home combines peaceful green surroundings with everyday convenience, just moments from countryside walks, Padiham Road amenities, and transport links to Burnley and Padiham. Well-presented throughout, it offers two versatile reception rooms, three attractive bedrooms, and a useful lower-ground storage area with future potential (subject to permissions). The property also benefits from a landscaped front garden, a spacious private driveway, and a low-maintenance rear garden with paved patios, raised planters, and artificial lawn. Early viewing is highly recommended.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



rightmove

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



Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Nestled on the edge of the picturesque Ightenhill parkland, this impressive brick-built semi-detached home enjoys a prime position in one of the area's most sought-after neighbourhoods. Offering the perfect balance between tranquil green surroundings and everyday convenience, the property is just moments from open countryside, Padiham Road's shops and amenities, and regular bus routes connecting to both Burnley and Padiham town centres. Families will also appreciate the close proximity to well-regarded schools including Wellfield, and the easy access to the M65 for effortless travel across the Northwest.

Step inside and you'll discover an attractively presented home with a warm, welcoming feel throughout. Two spacious reception rooms offer versatile living and dining options, while three well-proportioned bedrooms provide comfortable accommodation for a growing family. The lower-ground storage area also presents exciting potential for future development, subject to the usual permissions.

Outside, the kerb appeal is instantly clear. A beautifully landscaped front garden creates an inviting first impression, while the private driveway to the side accommodates several vehicles with ease. To the rear, the recently redesigned garden has been thoughtfully arranged for low-maintenance enjoyment, featuring smart paved patio areas, raised timber planters and a level artificial lawn, all enclosed by timber fencing for a sense of privacy.

A wonderful opportunity in a highly desirable location, early viewing is strongly recommended.

BRIEFLY COMPRISING:- OPEN PORCH, RECEPTION HALLWAY, TWO INVITING RECEPTION ROOMS, KITCHEN, SIDE PORCH / STORE, THREE BEDROOMS, FOUR PIECE BATHROOM, LOWER GROUND FLOOR STORAGE AREA WITH EXCELLENT POTENTIAL, LANDSCAPED GARDEN TO FRONT, PRIVATE DRIVEWAY TO THE SIDE, IMPRESSIVE PRIVATE REAR GARDEN.

The Accommodation Afforded is as follows:-

Open Porch

7'06" x 3'06" Brick pillar, period square pane glazed panelled door with glazed panel over opening into:-



Reception Hallway

7'02" x 6'11" Stairs with spindle balustrade ascending to the first floor level, understairs storage cupboard, coved ceiling with picture rail, radiator, solid wood floor area. Glazed window to the front elevation and panelled doors leading from the hallway, opening into:-



Reception Room One

11'0" x 13'0" into chimney breast recess. Impressive tiled fireplace with matching inlay / hearth and open dog-grate, coved ceiling with picture rail, solid wood floor area, radiator. UPVC framed double glazed window with upper led lights affording an attractive outlook towards Ightenhill parkland to the front. Opening through into:-





Reception Room Two

11'0" x 12'08" into chimney breast recess. Feature cast-iron multi-fuel cylinder stove set onto York-stone hearth, coved ceiling with picture rail, solid wood floor area, radiator. UPVC framed double glazed bay-window affording a breathtaking panoramic open outlook to the rear elevation.



Kitchen

11'0" x 7'01" 1 1/2 bowl modern composite sink unit and drainer with cupboards under, matching range of base and illuminated glazed display units, co-ordinating worktops and part-tiled walls with concealed illumination, space for range-style cooker with gas point and extractor canopy over, plumbing for dishwasher, space for tall fridge freezer. UPVC framed double glazed window affording a panoramic open outlook the rear elevation. Glazed panelled door to:-

Glazed Side Porch / Store

First Floor Landing

6'10" x 7'05" Return spindle balustrade, loft access point, picture rail, UPVC framed frosted double glazed window to the side elevation. Panelled doors leading from landing and opening into:-



Bedroom One

11'01" x 13'01" into chimney breast recess with inbuilt wardrobes. Feature fireplace, picture rail, radiator. UPVC framed double glazed window affording an attractive outlook towards Ightenhill parkland.





Bedroom Two

11'01" x 13'06" into chimney breast recess. Feature fireplace, picture rail, radiator. UPVC framed double glazed window affording a panoramic open outlook to the rear elevation.

Bedroom Three

7'09" x 7'0" UPVC framed double glazed window to the front elevation, picture rail, radiator.

Four Piece Bathroom

7'06" x 7'06" Four piece white suite incorporating panelled corner bath, pedestal wash basin, low-level VC and step in glazed corner shower cubicle with chrome mixer shower fittings and tiled area over, part-tiled walls, tongue and groove boarding to dado height, chrome heated towel rail. Two UPVC framed double glazed windows to the rear elevation.

Outside

Dwarf brick walling and lush green laurel hedging, wrought iron gate with neatly paved garden forecourt, raised timber flower planters. Double wrought iron gates opening onto a private driveway, providing off-road parking to the side with electric car charging point. Timber gates opening into an impressive, landscaped rear garden with attractive resin areas and steps descending to an easily maintained level garden with paved patio and artificial lawn, timber raise beds and planters, garden lighting and timber fencing adding privacy to the perimeter. Access to substantial store beneath the property with excellent further potential.



Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : C

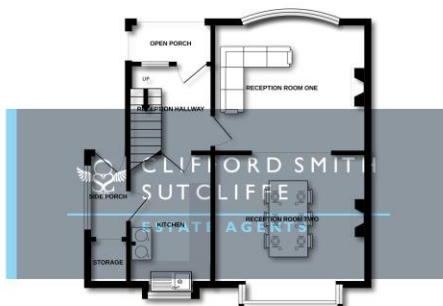
Approximate Square Footage : 1,153 SqFt / 107 SqM



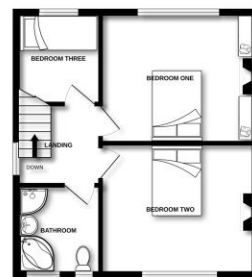
LOWER GROUND FLOOR
222 sq. ft. (20.6 sq.m.) approx.



GROUND FLOOR
495 sq. ft. (46.0 sq.m.) approx.



FIRST FLOOR
436 sq. ft. (40.5 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA: 1153 sq. ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of short, 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.
Made with Metropix ©2025



Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

