



BROW VIEW, BURNLEY, BB10 3BW

[NO CHAIN]



EXCLUSIVE DEVELOPMENT FOR OVER-55's / GENEROUS TWO-BEDROOM ACCOMMODATION / PARKING & PRIVATE GARDEN / Positioned within an exclusive development of just eleven properties, this attractive bungalow enjoys an open outlook over Bank Hall Parkland. Conveniently located close to Thursby Surgery, bus routes on Queen Victoria Road and a short drive from Burnley town centre, the property offers surprisingly generous accommodation, ideal for both single occupants and couples. The well-maintained interior features a modern kitchen and shower room, while externally there is off-road parking for up to two vehicles and a low-maintenance enclosed rear garden.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Positioned within an exclusive development of just eleven properties, this attractive bungalow enjoys a pleasant open outlook over Bank Hall Parkland to the front and is tucked away just off Browhead Road. The property is conveniently located close to Thursby Surgery, well served by bus routes from Queen Victoria Road, and lies only a short drive from Burnley town centre.

This is a fantastic opportunity to acquire a surprisingly spacious bungalow, finished with an appealing Bradstone outer leaf and designed specifically for the over-55s. The accommodation is well suited to both single occupants and couples, offering a comfortable and easily maintained living environment with all the usual modern conveniences. Internally, the property benefits from a stylish fitted kitchen and a modern shower room.

Externally, there is off-road parking for up to two vehicles, along with a low-maintenance, enclosed rear garden, ideal for relaxed outdoor enjoyment.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, GOOD-SIZED LOUNGE, INNER HALLWAY, MODERN DINING KITCHEN, TWO DOUBLE-SIZED BEDROOMS, DRIVEWAY TO FRONT, ENCLOSED LOW-MAINTENANCE GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted double glazed centre panel and opening into:-

Entrance Vestibule

3'02" x 3'0" Coved ceiling. Gloss-panelled door opening through into:-



Reception Room One

16'6" x 10'2" Feature polished wood fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Gloss-panelled door to:-

Inner Hallway

6'10" x 3'04" Coved ceiling with loft access point. Gloss-panelled doors from the hallway and opening into:-



Modern Kitchen

10'08" x 9'1" Stainless steel sink unit and drainer with cupboards under, matching range of modern wall, base and tall units incorporating oven / grill and four ring gas hob with stainless steel extractor canopy over, co-ordinating worktops, integrated fridge freezer and combination microwave oven, space with plumbing for washing machine, concealed Worcester gas combination boiler. UPVC framed sliding double glazed patio-style doors opening into the rear garden.





Bedroom One

13'06" x 10'02" UPVC framed double glazed window, radiator.



Bedroom Two

12'6" x 9'1" UPVC framed double glazed window, radiator.

Shower Room

6'10" x 5'09" Three piece modern white suite incorporating pedestal wash basin, low-level WC and step in shower tray with chrome mixer shower fittings and sliding glazed screen over, chrome heated towel rail, extractor.



Outside

Tarmacadam driveway and block-paved area providing off-road parking for at least one vehicle. Good-sized enclosed low-maintenance rear garden laid mainly to paving with stone retaining wall and gravelled beds, screened by mature bushes at the rear and timber fencing to the perimeter.

Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : B

Approximate Square Footage : 574 SqFt / 53 SqM

Services :

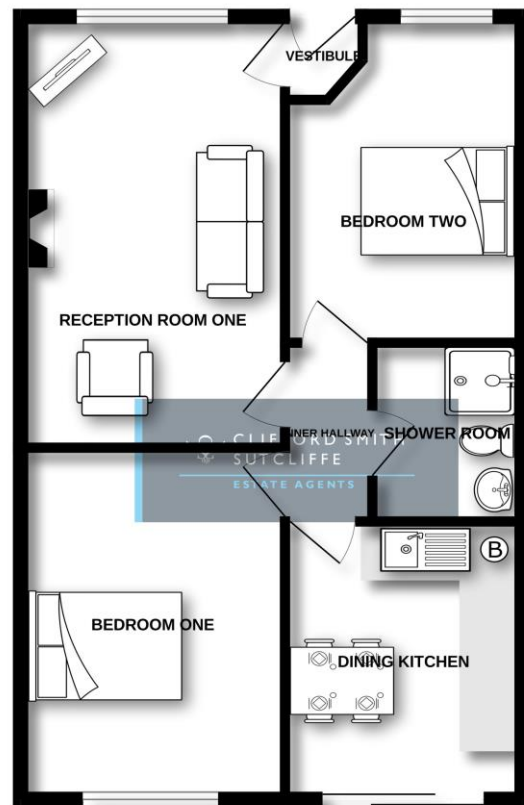
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TWO BEDROOM BUNGALOW

TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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