



Crossley Grange Extwistle Road

Worsthorne, Burnley

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Approximately 2,708 Sq Ft of Accommodation
- Walking Distance to Village Amenities, Country Pubs and Scenic Walks
- Electric Gated Entrance and Extensive Driveway Parking
- Five Well-Proportioned Bedrooms
- Three En-Suite Shower Rooms
- Separate Utility Room and Home Office
- Council Tax Band F - Freehold Tenure
- Generous Plot Extending to Approximately One Third of an Acre



Ground Floor

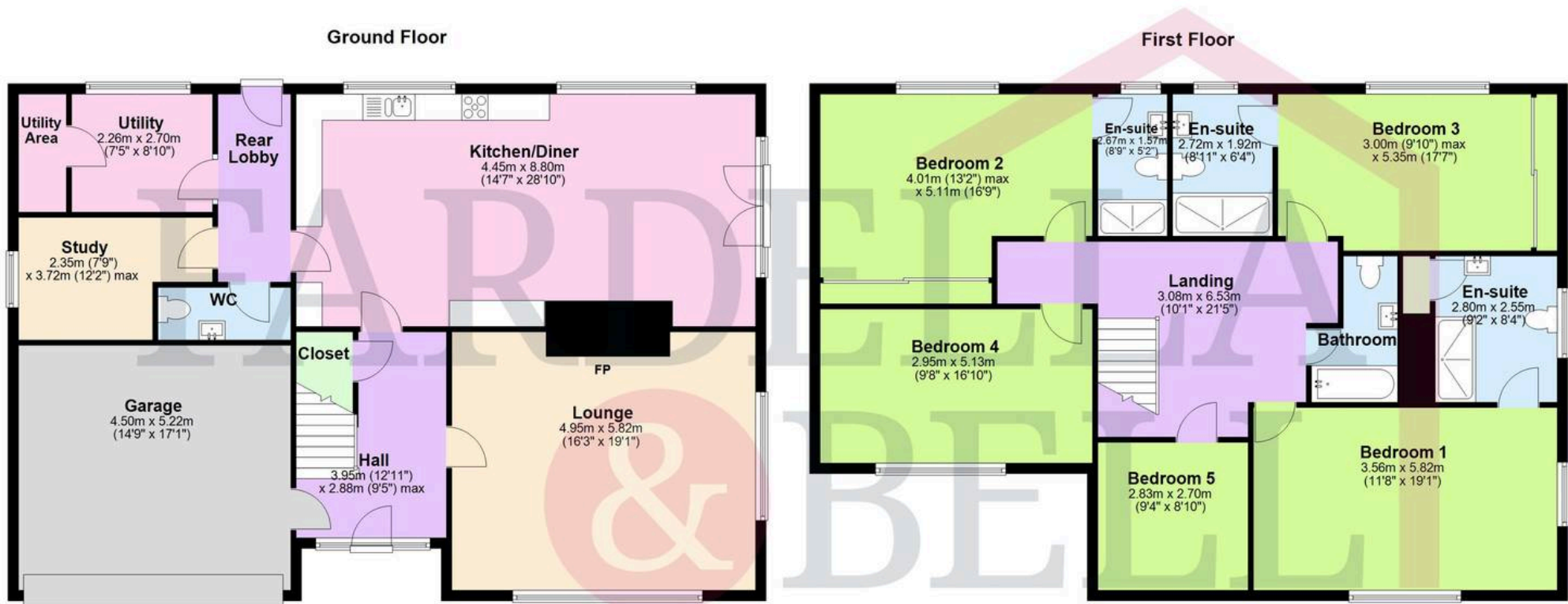
A welcoming entrance hall creates an excellent first impression, with a staircase rising to the first floor and internal access to the integral double garage. The spacious lounge enjoys windows to both the front and side elevations, allowing natural light to flood the room throughout the day. A feature stone fireplace provides an attractive focal point and creates a cosy setting for relaxing evenings. Positioned to the rear of the property, the impressive open-plan dining kitchen is perfectly designed for modern family life. Extensive solid wood cabinetry is complemented by granite work surfaces and a large central island with breakfast seating. Integrated appliances, generous preparation space and ample room for a large dining table make this a truly sociable space. French doors open onto the garden, making it ideal for entertaining during the warmer months. A rear lobby provides additional access to the garden and leads to the separate utility room.

First Floor

The spacious landing gives access to five bedrooms and the family bathroom. The principal bedroom is a generous double room enjoying dual aspect windows and a stylish en-suite shower room featuring underfloor heating and contemporary fittings. Bedroom two is another excellent double bedroom with fitted wardrobes and its own modern en-suite shower room. Bedroom three also benefits from fitted storage and an en-suite shower room, making it ideal for older children or guests. Bedroom four is a spacious double bedroom overlooking the front of the property, while bedroom five offers flexibility as a nursery, dressing room, hobby room or additional office space. A contemporary family bathroom, fitted with a bath and shower over, serves the remaining accommodation.







Total area: approx. 251.7 sq. metres (2708.9 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

Crossley Grange



GARDEN

Driveway

External

Crossley Grange occupies an enviable plot extending to approximately 0.3 acres and enjoys a high degree of privacy behind electric gated access. A substantial tarmac driveway provides parking for multiple vehicles and leads directly to the integral double garage. The beautifully maintained gardens are a particular feature of the property. Extensive lawns, mature trees and established planting create a peaceful and private setting rarely found so close to village amenities. To the side of the property, a decked seating area provides the perfect space for outdoor dining and entertaining, while the rear garden has been designed for ease of maintenance with a gravelled courtyard, greenhouse and timber garden shed. The aerial imagery highlights the scale of the grounds and the unique position the property enjoys within the village, offering both privacy and convenience in equal measure.





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