



OLYMPIA STREET, BURNLEY, BB10 4ER

[NO CHAIN]



A stone-built end-terrace in popular Lower Brunshaw, set just off Morse Street and close to Lyndhurst Road shops, bus routes, Towneley Park and Unity College. Arranged over three floors, it offers attractive reception space, three bedrooms, a neat forecourt and a larger-than-average enclosed rear yard with double gates — ideal for couples, young families or landlords.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



APPROVED CODE
Trading Standards UK

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.

Positioned within a substantial terrace row just off Morse Street, in the popular Lower Brunshaw area of Burnley, this stone-built end-terrace offers well-proportioned accommodation arranged over three floors.

The property is ideally placed within walking distance of the Lyndhurst Road shopping parade, regular bus routes into Burnley town centre, nearby schools including Unity College, and the open green space of Towneley Park.

Likely to appeal to couples, young families and landlords alike, the home provides attractive reception space, three bedrooms across the first and second floors, and the usual modern comforts throughout. Externally, a neat forecourt enhances the frontage, while to the rear there is a larger-than-average enclosed yard with double opening gates.

BRIEFLY COMPRISING:- ATTRACTIVE LOUNGE, DINING KITCHEN, USEFUL UTILITY PORCH, TWO BEDROOMS TO FIRST FLOOR WITH HOUSE BATHROOM, FURTHER ATTIC ROOM / THIRD BEDROOM. NEAT FORECOURT, ENCLOSED YARD TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having twin frosted double glazed centre panels and frosted double glazed panel over, opening into:-



Reception Room One

14'05" x 14'04" into chimney breast recess. Feature fireplace with marble inlay / hearth and coal effect living flame gas fire, coved ceiling, laminate wood floor, radiator. UPVC framed double glazed windows to both the front and the side elevations. Square pane glazed panelled door to:-



Kitchen

9'11" x 14'05" | ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of wall, base and display cupboards incorporating stainless steel oven / grill and four ring ceramic hob with extractor hood over, co-ordinating worktops and part-tiled walls, radiator, space for fridge freezer, stairs ascending to the first floor level (2'04"). UPVC framed double glazed window to the rear elevation and UPVC door with frosted double glazed centre panel opening into:-

Rear Porch

3'02" x 11'08" Plumbing for washing machine, vent for tumble dryer, power and lighting installed, laminate wood floor. UPVC framed double glazed windows to the side and rear with UPVC door opening into a generous sized rear yard.

First Floor Landing

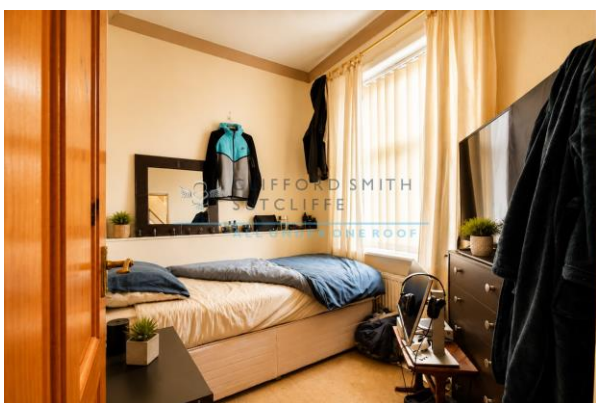
12'0" x 5'06" Stairs to second floor level. Access to:-





Bedroom One

12'04" x 14'04" into chimney breast recess with inbuilt storage cupboard. Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

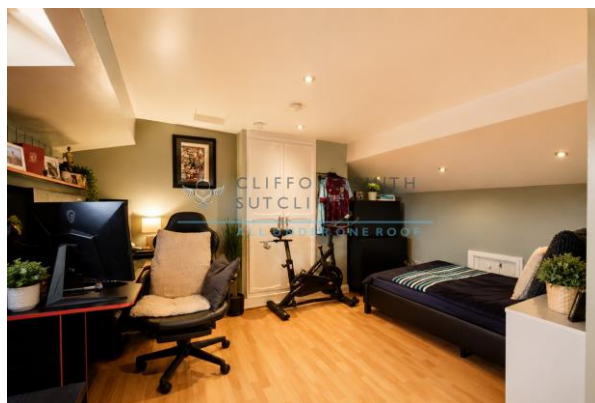
6'10" x 8'06" Coved ceiling, radiator. UPVC framed double glazed window to the rear elevation.



Bathroom

4'08" x 8'05" Three piece white suite incorporating panelled bath with shower fittings, tiled area and glazed screen over, wash basin and low-level WC, part-tiled walls, boarded ceiling with inset spot lighting, extractor, radiator.

Second Floor



Attic Room / Bedroom Three

15'04" x 12'10" Laminate wood floor, radiator, inbuilt storage cupboard housing gas combination boiler. Velux-style window.

Outside

Neat forecourt and a generous sized enclosed rear yard with double-opening gates.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : A

Approximate Square Footage : TBC

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

