Lennox Street, Worsthorne, BB10 3LY



Occupying a secluded position within a traditional terrace row leading towards Worsthorne Recreation Ground, just a stone's throw from the heart of this picturesque village with its charming Church Square, local amenities and popular hostelries. Surrounded by beautiful open countryside, yet within easy reach of Burnley town centre, this stone-built bay-fronted terrace offers excellent potential for renovation and personalisation. Requiring a comprehensive programme of improvement, the property affords two generous reception rooms, a kitchen, two first-floor bedrooms and a modern shower room. A neat railed forecourt and enclosed rear yard complete this appealing opportunity for buyers seeking a renovation project in a highly desirable village setting.

CLIFFORD SMITH SUTCLIFFE

ALL UNDER ONE ROOF

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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.

Occupying a secluded position within a traditional terrace row leading towards Worsthorne Recreation Ground, this attractive stone-built home is situated just a stone's throw from the heart of picturesque Worsthorne village. Centred around its charming Church Square, the village offers a local shop, traditional fish and chip shop and popular hostelries, including the Bay Horse and Crooked Billet. Surrounded by beautiful open countryside, with Hurstwood and Cliviger close by, the property enjoys an appealing semi-rural setting whilst remaining just a few minutes' drive from Pike Hill amenities and Burnley town centre.

An excellent opportunity for buyers seeking a renovation project in one of the area's most desirable villages, this traditional stone-built bay-fronted terrace offers generously proportioned accommodation with tremendous potential for improvement and personalisation. Requiring a comprehensive programme of renovation, the property features two spacious reception rooms and a kitchen to the rear, whilst the first floor provides two bedrooms and a modern shower room. Externally, a neat, railed forecourt affords additional privacy, complemented by an enclosed rear yard.

A rare opportunity to create a lovely home in a highly sought-after village location, with countryside walks and local amenities virtually on the doorstep. Early viewing is recommended.

BRIEFLY COMPRISING:- TWO GOOD SIZED RECEPTION ROOMS, KITCHEN, TWO BEDROOMS, MODERN SHOWER ROOM, NEAT RAILED FORECOURT, ENCLOSED YARD TO THE REAR. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having diamond leaded double glazed centre panel and double glazed panel over, opening into:-





Reception Room One

11'03" x 14'04" into chimney breast recess. Polished wood fireplace with marble inlay / hearth and inset living flame gas fire, inbuilt meter cupboard, coved ceiling with picture rail, radiator. UPVC framed double glazed bay window to the front elevation. Access with stairs (2'04") ascending to the first floor level and square pane glazed panelled door to:-



Reception Room Two

13'07" x 14'04" into chimney breast recess. Feature fireplace with marble hearth and inset cast-iron multi-fuel stove, understairs storage cupboard, picture rail. UPVC framed double glazed window overlooking and enclosed rear yard. Square pane glazed panelled door to:-



Kitchen

9'10" x 6'04" 1 ½ bowl composite sink unit and drainer with cupboards under, matching range of wall and base units, co-ordinating worktops and part-tiled walls, tiled floor, gas cooker point, plumbing for washing machine, space for tall fridge freezer, radiator. UPVC framed double glazed window and UPVC door with double glazed centre panels leading out into the yard.

First Floor Landing

5'08" x 10'0" Return spindle balustrade. Gloss panelled doors leading from landing and opening into:-



Bedroom One

10'11" x 14'05" into chimney breast recess. UPVC framed double glazed window affording an open outlook to the front elevation, radiator.

Bedroom Two

15'04" x 6'10" into recess. UPVC framed double glazed window to the rear elevation, radiator.



Modern Shower Room

10'04" x 6'10" into recess. Three piece modern white suite incorporating WC, pedestal wash basin and step in double width cubicle with chrome mixer rain shower fittings and tiled area over, fully tiled walls, boarded ceiling with inset spot lighting, tiled floor, chrome towel rail, water heater. UPVC framed frosted double glazed window.

Outside

Neat forecourt with stone walling and wrought iron railings. Enclosed yard to the rear.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : B

Approximate Square Footage : 830 SqFt / 77 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.







GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

FIRST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TWO BEDROOM MID BAY-TERRACE

TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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