Clevelands Road, Burnley, BB11 2LB

[NO CHAIN]



Brimming with character, this spacious bay-fronted terrace combines period charm with modern comforts, offering two reception rooms, three bedrooms, a modern kitchen and bathroom, plus a rear garden area. Conveniently positioned on the fringe of popular Rosehill, close to schools, amenities and transport links to Manchester.

CLIFFORD SMITH SUTCLIFFE

ALL UNDER ONE ROOF

The Property Ombudsman

APPROVED CODE

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Brimming with character and offering generously proportioned accommodation, this appealing bay-fronted terrace blends period charm with sympathetic modernisation. Set within an established terrace just off Manchester Road, the property enjoys a convenient position on the fringe of the popular Rosehill area, with local schools, everyday amenities, regular train and bus services including the X43 to Manchester within easy reach.

Two inviting reception rooms provide ample space for relaxing, entertaining and family life, while a modern kitchen complements the home's traditional character. Three bedrooms and a contemporary bathroom complete the attractive accommodation.

A neat forecourt enhances the frontage, while to the rear, an enclosed yard, useful utility store and garden area add further appeal.

A spacious, characterful home in a well-connected location.

BRIEFLY COMPRISING:- OPEN VERANDA, ENTRANCE VESTIBULE AND RECEPTION HALLWAY, TWO ATTRACTIVE RECEPTION ROOMS, MODERN KITCHEN, USEFUL UTILITY STORE TO THE REAR, THREE BEDROOMS, BATHROOM, NEAT FORECOURT , ENCLOSED YARD TO THE REAR, LANDSCAPED REAR GARDEN WITH PAVED DRIVEWAY / PATIO, GRAVELLED BEDS WITH SHRUB BORDERS.

The Accommodation Afforded is as follows:-

Open Veranda

UPVC Entrance Door

Having frosted double glazed centre panels and opening into:-

Entrance Vestibule

3'10" x 4'02" Inbuilt meter / storage cupboard. Solid wood floor extending with frosted glazed panelled door and frosted glazed panels to side and over, opening into:-

Reception Hallway

5'11" x 5'09" Stairs ascending to the first floor level, solid wood floor area. Gloss panelled doors leading from hallway and opening into:-

Reception Room One

10'05" x 13'07" into chimney breast recess. Feature polished wood fireplace with cast-iron inlay / hearth and inset coal-effect living flame gas fire, coved ceiling with picture rail, solid wood floor area, radiator. UPVC framed double glazed bay-window to the front elevation.















Reception Room Two

12'11" x 15'0" into chimney breast recess. Feature fireplace with cast-iron inlay and coal-effect living flame gas fire and marble hearth, picture rail, inbuilt storage / display shelves to recess, laminate wood floor, cast-iron radiator. UPVC framed double glazed window affording an elevated outlook to the rear elevation.

Kitchen

8'06" x 8'0" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of modern gloss fronted wall and base units incorporating stainless steel oven / grill and five ring gas hob with extractor canopy over, coordinating worktops and part tiled walls with concealed illumination and inset spot lighting to ceiling, integrated washing machine and dishwasher, space for tall fridge freezer, radiator, understairs storage cupboard. UPVC framed double glazed window and UPVC door with frosted double glazed panel leading into the rear yard.

First Floor Landing

11'01" x 6'03" Return spindle balustrade. Access via pull-down ladder to partially boarded attic with light installed. Gloss panelled doors from landing and opening into:-





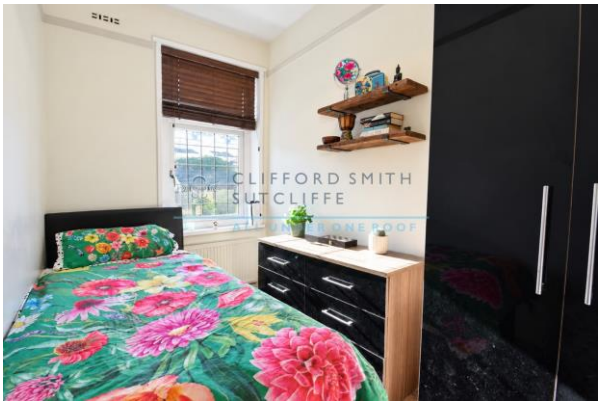
Bedroom One

12'11" x 11'07" Comprehensive range of inbuilt wardrobes and cupboards with matching drawers, cast-iron fireplace, picture rail, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

11'0" x 12'07" into chimney breast recess. Cast iron fireplace, fitted storage / display shelves, radiator. UPVC framed double glazed window affording an open elevated outlook to the rear elevation.



Bedroom Three

9'07" x 6'02" Laminate wood floor, radiator, picture rail. UPVC framed double glazed window to the front elevation.





Bathroom

5'10" x 8'0" Three-piece white suite incorporating panelled bath with chrome mixer rain shower fittings, tiled area and glazed screen over, pedestal wash basin and WC, fully tiled walls, column radiator, boarded ceiling within spotlighting and extractor. UPVC frame frosted double glazed window to the side











Outside

Attractive forecourt with dwarf walling and wrought iron gate. Enclosed yard to the rear with wrought iron gate. Generous sized store / utility room [14'0" x 6'06"] with vent for tumble dryer, wall mounted Baxi gas combination boiler, power and lighting installed. UPVC framed frosted double glazed window and UPVC door.

Garden to the rear with paved patio areas and driveway providing off-road parking, near gravelled beds and flower / shrub borders, screened for privacy by tall conifer hedges.

Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : B

Approximate Square Footage : 1,004 SqFt / 93 SqM

Services :
Mains supplies of gas, water and electricity.

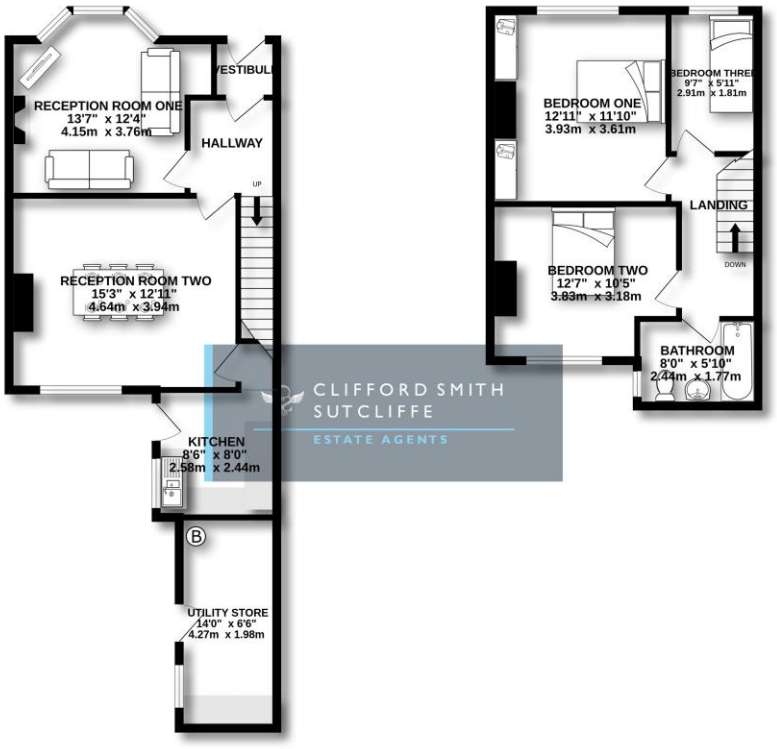
Viewing :
By appointment with our Burnley office.

Further information supplied by our vendor:-

The boiler has been installed approximately two years and is serviced annually.

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

FIRST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



CLIFFORD SMITH SUTCLIFFE
ESTATE AGENTS

THREE BEDROOM BAY-TERRACE

TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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