



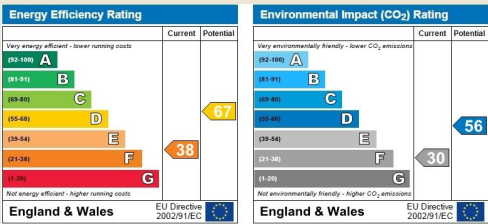
Manchester Road, Burnley

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- Fantastic Family Home
- Beautifully Presented
- Secure Gated Access
- Detached Property
- Three Bedrooms
- Three Reception Rooms
- Study/Office to Rear
- Attractive Rear Garden
- Popular Location

Viewing: By appointment via the agent:

01282 469023



Introduction

DETACHED FAMILY HOME WITH GATED ACCESS***

Woodroyd is a beautiful detached dwelling, set in its own gated grounds. With welcoming approach, exceptionally proportioned accommodation and enclosed, private gardens, this property is the ultimate home for a growing family!

The property is very private with enclosing walls and accessed via secure gates leading to the driveway.

Guiding you through the property; the front door opens into an entrance porch which leads through to an impressive hallway with feature staircase leading to the first of two upper floors, and doors leading to two spacious reception rooms and an inner hallway which leads to a modern shower room with WC, and a third good sized reception room which gives access to a stylish fitted kitchen suite with separate utility room and pantry, and to a cosy well-lit conservatory with door leading out to the rear gardens. The first floor landing offers access to the first of the generously sized double bedrooms, and stairs leading to the second floor which has two further double bedrooms with fitted wardrobes, and an impressive three piece family bathroom with multi jet bathtub. Through the conservatory, you will find the enclosed impressive rear gardens with lawn, paved patios and access to convenient outdoor storage, surrounded by a border of mature hedges, trees and flowering plants. Also in the garden is access to a home office or study, hidden away from the rest of the house offering ultimate privacy, with its own WC facilities and the potential to possibly be a fourth double bedroom. The front of the property is what makes this family home different from its surrounding properties: fully and securely enclosed, this property boasts a brick paved courtyard to the front with ample secure parking for numerous vehicles, a decorative feature water fountain, mature trees, and access to both the main entrance of the property and the kitchen.

For more information or to arrange a viewing please contact our Burnley team at your earliest convenience.

Ground Floor

Entrance Porch

1.57m x 1.42m (5'2 x 4'8) UPVC double glazed frosted front entrance door, wood framed double glazed frosted feature window, wood effect flooring and access to hall.

Hall

5.82m x 2.84m (19'1 x 9'4) Two UPVC double glazed windows, central heating radiator, cornice coving to ceiling, smoke alarm, decorative panelling, stairs to first floor, under stairs storage, doors to two reception rooms and inner hall.

Reception Room One

4.70m x 4.57m (15'5 x 15') UPVC double glazed box bay window, UPVC double glazed window, two central heating radiators, open fireplace with stone surround, cornice coving to ceiling, ceiling rose and a television point.

Reception Room Two

4.17m x 3.63m (13'8 x 11'11) Cornice coving to ceiling, two chandeliers, central heating radiator, dado rail and UPVC double glazed French rear entrance doors.

Inner Hall

1.37m x 0.99m (4'6 x 3'3) Fitted storage, doors to shower room and reception room three.

Shower Room

2.64m x 2.11m (8'8 x 6'11) UPVC double glazed window, corner shower cubicle with electric feed shower, pedestal wash basin and a low base WC unit, heated towel rail, fitted shelving, fitted storage, spotlights and tiled flooring.

Reception Room Three

3.68m x 3.35m (12'1 x 11') UPVC double glazed window, central heating radiator, multi-fuel burner in exposed brick fireplace with tiled hearth and decorative surround, two feature wall lights, television point and doors to conservatory and kitchen.

Kitchen

3.71m x 2.92m (12'2 x 9'7) Two UPVC double glazed windows, cream wood panelled wall and base units, oak effect worktops, sink with drainer and mixer tap, integrated double electric oven, four ring gas hob, tiled splash backs, tiled flooring, UPVC double glazed frosted rear entrance door, doors to pantry and utility room.

Panty

2.11m x 1.75m (6'11 x 5'9) Spotlights, cream wood panelled wall and base units with oak effect worktops, space for fridge freezer and tiled flooring.

Utility Room

2.18m x 1.27m (7'2 x 4'2) Brand new combination boiler (with five year guarantee), coving to ceiling, central heating radiator, fitted shelving and plumbing for washing machine.

Conservatory

2.90m x 2.72m (9'6 x 8'11) PVC panelled ceiling, ceiling fan, wood framed single glazed windows, central heating radiator, part wood panelled elevations and tiled flooring, door to rear garden.

Office/Bedroom Four

3.53m x 2.44m (11'7 x 8') Accessible from the garden, potential to be used as fourth bedroom.

Two UPVC double glazed windows, central heating radiator, fitted desk and shelving and door to WC.

WC

0.97m x 0.94m (3'2 x 3'1) Low base WC unit.

First Floor

Landing

1.96m x 0.76m (6'5 x 2'6) Stairs to second floor, door to bedroom one.

Bedroom One

3.53m x 2.41m (11'7 x 7'11) UPVC double glazed window and a central heating radiator.

Second Floor

Landing

4.52m x 1.55m (14'10 x 5'1) UPVC double glazed window, central heating radiator, smoke alarm, doors to two bedrooms and bathroom.

Bedroom Two

5.46m x 3.40m (17'11 x 11'2) Three UPVC double glazed windows, central heating radiator, ceiling fan and fitted wardrobes.

Bedroom Three

4.17m x 3.63m (13'8 x 11'11) UPVC double glazed window, central heating radiator, fitted mirrored wardrobes and a television point.

Bathroom

3.66m x 2.11m (12' x 6'11) Two UPVC double glazed windows, tiled circular panelled multi-jet bath with shower extension, pedestal wash basin, low base WC unit, central heating radiator, tiled elevations, spotlights, picture rail and loft access.

External

Rear

Enclosed laid to lawn garden with mature planted flowerbeds and bushes, paved patio area and access to outbuilding.

Outbuilding

2.90m x 1.68m (9'6 x 5'6) Fuse box, power supply, lighting and doors to both rear and front of the property.

Front

Secure gated access to brick paved driveway and forecourt with feature water fountain.

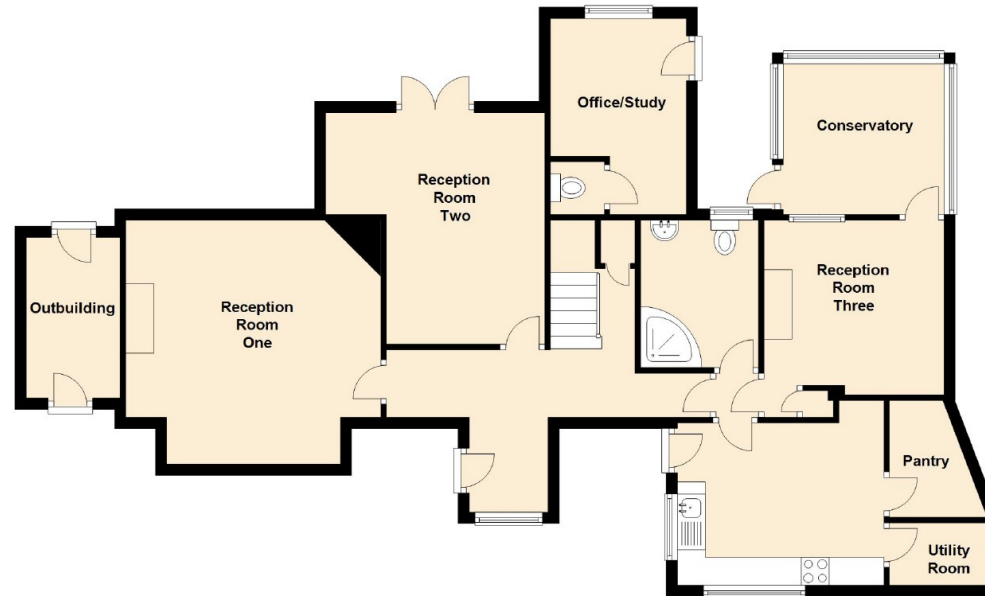
Agents Notes

Council Tax band D.

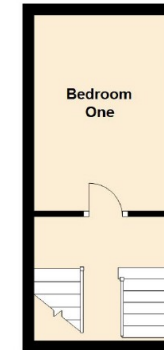
CCTV security is installed.



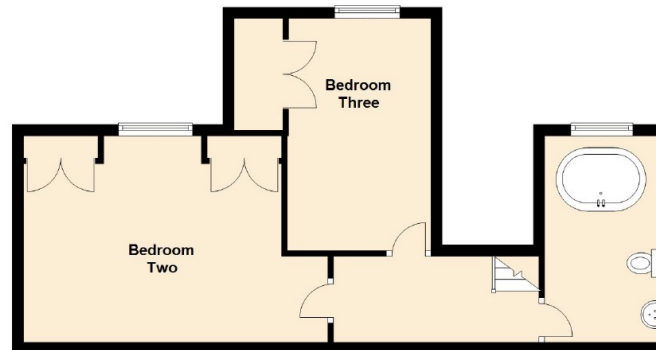
Ground Floor



First Floor



Second Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



