



Bishops Court

456 Padiham Road | Burnley | Lancashire | BB12 6TD

MSW HEWETSONS



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Guide Price of £445,000

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A quality detached four bedroom family house with well planned spacious family accommodation offering three reception rooms plus kitchen, breakfast room and study with high-quality fixtures and fittings and immaculate décor throughout.

Externally the property has an integrated double garage with ample parking and a large private lawned garden and patio to the rear. Great access to the motorway network and therefore commutable to the major business centres of the north-west.

Construction

The property is constructed of 'Marshall' stone with pitched slate roof supported on timber.

The property has the benefit of double glazing and full central heating.

Accommodation Comprising

Ground Floor

Entrance Hallway

Double glazed bevelled glass entrance door with side windows, double panel central heating radiator, coved ceiling.

Inner Hallway

Double panel central heating radiator, traditional timber staircase leading to first floor accommodation, coved ceiling.

Lounge

Recessed fireplace with multi-fuel burning stove on slate hearth. Twin double glazed hardwood windows to front and rear elevations, two double panel central heating radiators, ceiling coving, double doors leading in from inner hallway.

Sitting Room

'Adams' style fireplace with marble surround and hearth with living coal effect gas fire, double glazed hardwood windows to rear elevation, double windows to either side of inner gables. Double panel central heating radiator, ceiling coving, double doors leading from inner hallway.

Dining Room

Two double glazed hardwood windows to front elevation, double

panel central heating radiator, ceiling coving.

Office

Double glazed hardwood window to front elevation, single panel central heating radiator, ceiling coving.

Cloak Room

Comprising pedestal wash hand basin, low level w.c, ceramic tiled splashbacks, double glazed hardwood window to rear elevations, single panel central heating radiator.

Breakfast Room

Double glazed hardwood French doors leading to rear gardens and patio, timber laminate flooring, single panel central heating radiator, coved ceiling.

Particulars of sale

Kitchen

Range of quality fitted base and wall units with complimentary 'Iroko' timber block work surfaces and tiled splashbacks. Sink with drainer unit, built in 'Neff' five ring gas hob with tiled splashbacks and extractor hood over. Built in 'Neff' grill oven and separate oven. Built in 'Neff' fridge and freezer, 'Neff' dishwasher and plate warmer drawer. Small breakfast area matching the main kitchen units, ceramic tiled flooring, single panel central heating radiator, double glazed hardwood window to front elevation, coved ceiling.

Rear Hallway

Separate rear access door, cloaks hanging area.

Utility Room

Double glazed hardwood window to front elevation, single drainer stainless steel sink unit with mixer tap, fitted base units with work surfaces and tiled splashbacks, plumbed for washing machine and dryer. Ceramic tiled flooring, single panel central heating radiator, coved ceiling.

Boiler Room

Gas boiler providing central heating and domestic hot water with pressurised water cylinder.

Garage

Integral double garage with electrically operated up and over doors, herringbone set block flooring, light, power and water installed.

First Floor

Staircase

Traditional timber staircase with turned balustrade and hardwood handrail.

Landing

Open return landing with matching spindles and handrail, double glazed hardwood window to front elevation, double panel central heating radiator, coved ceiling.

Master Suite

Double glazed hardwood windows to rear and gable elevations, two double panel central heating radiators, fitted wardrobes.

Dressing Room

Double glazed hardwood window to rear elevation, knee hole dressing cabinet.

En Suite Shower Room

Three piece suite comprising corner shower cubicle with chromed wall mounted shower fitment, wash hand basin on vanity unit with fitted mirror,

low level w.c, wall mounted radiator towel rail, half ceramic tiled walls, double glazed hardwood window to rear elevation.

Bedroom Two

Two double glazed hardwood windows to front elevation, two single panel central heating radiators, coved ceiling.

Bedroom Three

Two double glazed hardwood windows to rear elevation, two single panel central heating radiators, coved ceiling.

Bedroom Four

Two double glazed hardwood windows to front elevation, two single panel central heating radiators, range of fitted pine wardrobes, shelving and dressing cabinet, coved ceiling.

House Bathroom

Four piece suite comprising large boat bath with chromed mixer tap, large walk in shower cubicle with wall mounted shower fitment, wash hand basin set on timber plinth, low level w.c, half ceramic tiled walls, double glazed hardwood window to front elevation, low voltage spotlighting to ceiling.

External

The property is approached off the main highway onto a large herringbone set block driveway with parking for several cars and double wrought iron gates.

To the rear of the property is a large private open garden with mature rhododendrons and evergreens with side walk, raised stone patio and seating area.

Tenure

The property is freehold with the benefit of vacant possession upon completion.

Services

Mains gas, main electricity, mains water, mains sewerage.

Council Tax

Council tax band G payable to Burnley Borough Council.

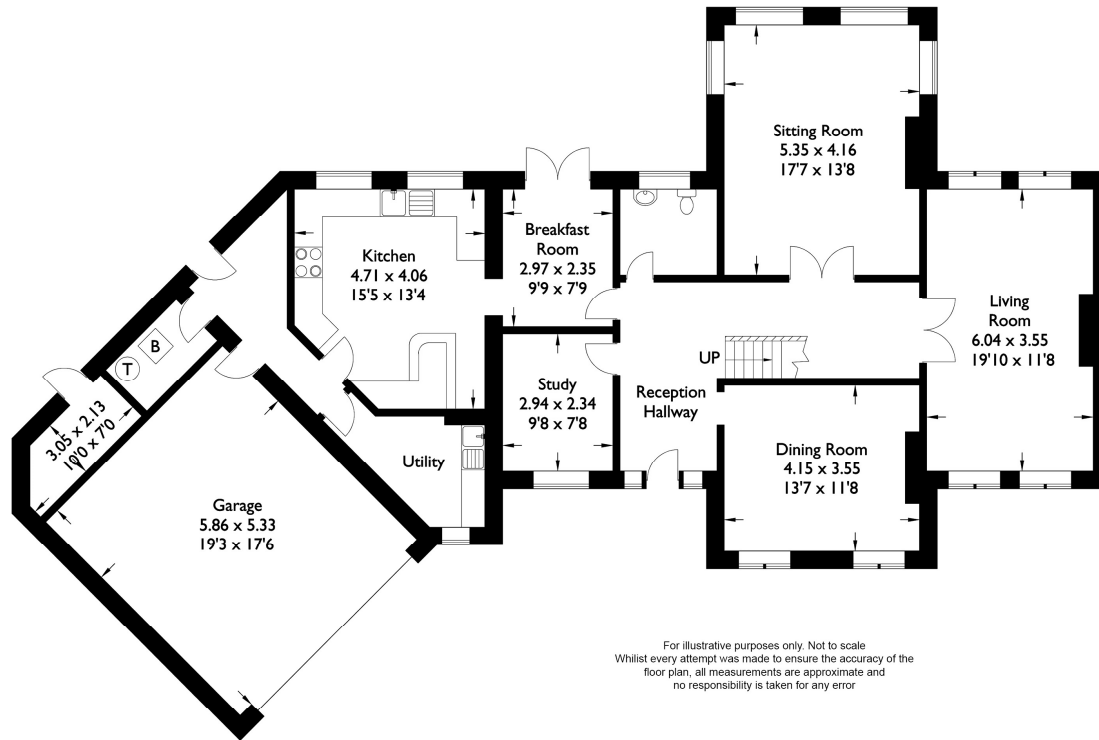
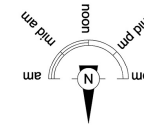
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Approximate Gross Internal Area : 232.63 sq m / 2504.00 sq ft

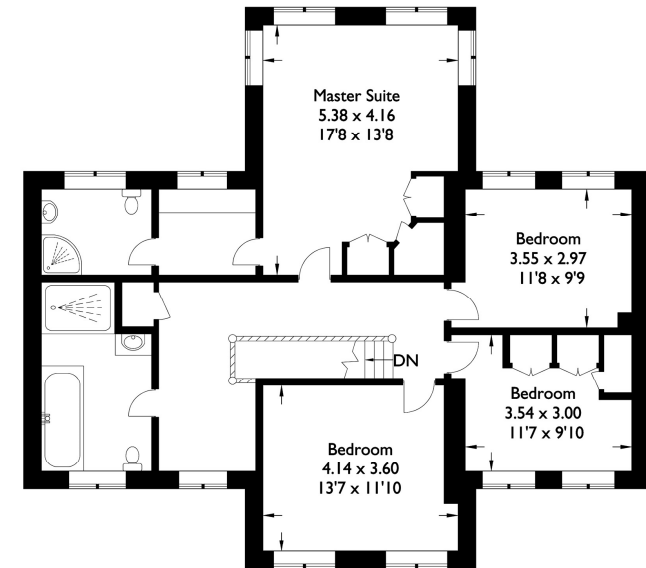
Garage : 31.23 sq m / 336.15 sq ft

Total : 263.86 sq m / 2840.16 sq ft



Ground Floor

For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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