



# 1 Rockwood Close, Burnley, Lancashire. BB10 2EX

- Offered for sale with no onward chain
- Charming two bedroom semi detached property
- Located just a short walk from Briercliffe town centre
- Close to all local amenities
- Well presented accommodation on offer
- One welcoming reception room
- Modern fitted dining kitchen
- Two well proportioned bedrooms
- Three piece bathroom suite
- Ample off road parking leading to a detached garage
- Rear garden with laid lawn and paved patio
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - TBC
- Early viewing a must!





## PROPERTY DESCRIPTION

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Offered for sale with no onward chain, this charming two bedroom semi detached property is found just a short walk from the popular village of Briercliffe, and all its amenities. The accommodation is well presented throughout and comprises of: one welcoming reception room, a fully fitted dining kitchen, two first floor double bedrooms and a three piece bathroom suite. The property boasts a driveway providing ample off road parking and leading to a detached garage. The rear garden has a paved patio immediately adjoining the property and a laid lawn. Warmed by gas central heating and being Upvc double glazed throughout. EPC - TBC. Early viewing is considered a must!





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

#### Sitting Room

12' 6" x 14' 7" (3.81m x 4.45m)

#### Dining Kitchen

15' 11" x 11' 0" (4.85m x 3.35m)

### First Floor

#### Bedroom One

12' 10" x 12' 11" (3.91m x 3.94m)

#### Bedroom Two

10' 2" x 10' 7" (3.10m x 3.23m)

#### Bathroom

#### Outside

#### Garden

### Additional Information

#### Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining. The annual ground rent is £5.

There are no noted restrictive covenants on the lease.

The area is considered low risk for surface water flooding.

Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

Council Tax is Band A.



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